

# Glenwood

CARDIFF, CF23 6UR

**GUIDE PRICE £225,000**

**Hern &  
Crabtree**



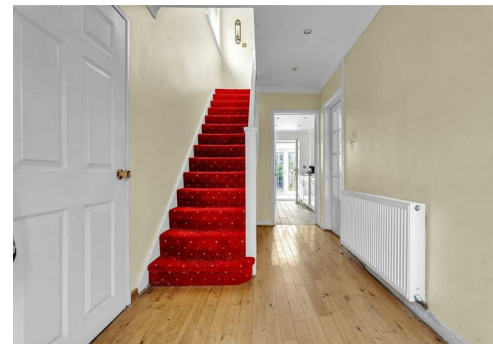
# Glenwood

Positioned within the established residential area of Llanedeyrn, this semi detached home offers generous living accommodation, a mature rear garden and excellent potential for buyers looking to create a long term family home. Retaining a number of traditional features throughout, the property combines well proportioned rooms with a practical layout across two floors.

The accommodation opens through a welcoming entrance hall with staircase rising to the first floor and useful under stair storage. To the front, the bay fronted lounge provides a bright reception space centred around a decorative fireplace, flowing through an archway into the dining area with French doors opening into the conservatory beyond. The kitchen sits to the rear of the property with fitted wall and base units, wooden effect work surfaces and direct access into the conservatory, creating a flexible arrangement for everyday living.

A useful ground floor shower room adds further practicality, while upstairs the property offers three bedrooms and a family bathroom fitted with both a bath and shower facilities. The rear garden is arranged over different levels with paved seating areas, pathway access and a detached garage to the rear.

Llanedeyrn remains a popular area of Cardiff thanks to its excellent transport connections, nearby schools and access to local amenities. The property is conveniently positioned for Cardiff Gate, the A48 and M4 corridor, making it well suited for commuters. Nearby parks, supermarkets and leisure facilities further contribute to the appeal of this well connected location.



# 1133.00 sq ft

## Entrance Hall

Plastic front entrance door with obscured glazed panels and matching side windows to the front. Coved ceiling, radiator, staircase rising to the first floor and under stair storage cupboard.

## Ground Floor Shower Room

Two obscured double glazed skylights. Walk in shower, WC, wash hand basin, tiled walls, tiled flooring and wall mounted storage unit.

## Lounge

Double glazed bay window to the front aspect. Coved ceiling, radiator and decorative fireplace. Archway leading through to dining area.

## Dining Area

French doors leading into conservatory. Coved ceiling and radiator.

## Kitchen

Double glazed window and door leading into conservatory. Fitted wall and base units, laminate wooden work surfaces, gas hob, built in oven, ceramic sink with drainer, space for washing machine, wooden flooring and partly panelled walls.

## Conservatory

Double glazed windows to side and rear. Tiled flooring with stone and brick feature walls.

## Landing

Double glazed window to side aspect. Coved ceiling, loft access, storage cupboard and radiator.

## Bedroom One

Double glazed window to the front aspect. Coved ceiling and radiator.

## Bedroom Two

Double glazed window to the front aspect. Coved ceiling and radiator.

## Bedroom Three

Double glazed window to the rear aspect. Coved ceiling and radiator.

## Bathroom

Obscured double glazed window to the rear aspect. Coved ceiling, bath with shower attachment and additional shower over, wash hand basin, WC and heated towel rail.

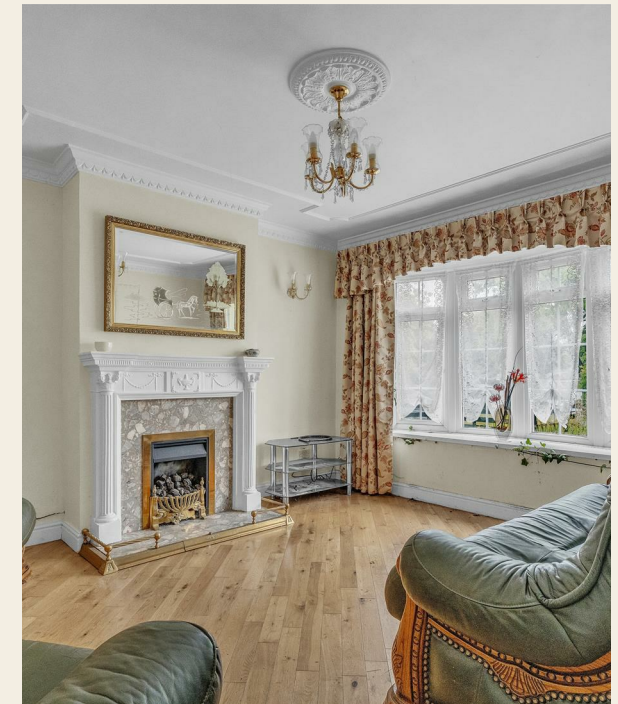
## Rear Garden

Paved patio area with steps leading to pathway access and detached garage. Mature garden with established planting and enclosed boundaries.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

