

33 Wingate Drive

Llanishen | Cardiff | CF14 5LR

Mid Terraced House | Asking Price Of £255,000



mgy.co.uk

4 | 2 | 2 | 2

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

MGY offer for sale this spacious mid terraced property in the popular Llanishen area. The accommodation comprises of a porch, entrance hall, lounge, dining room, conservatory, kitchen and shower room to the ground floor. On the first floor there are 4 bedrooms (2 doubles, 2 singles) and a bathroom. Outside there are gardens to front and rear, the rear facing South and partially covered by a polycarbonate canopy. Viewing recommended.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 1,054 sq ft
- **Viewing Arrangements** Strictly by Appointment

PORCH

Entered via uPVC door with inset obscured double glazed panel and further obscured double glazed panel to side. Recessed storage with Plumbing and space for washing machine. Part tiled floor. Door to :-

ENTRANCE HALL

Tiled floor. Radiator. Stairs to first floor. Understairs storage. Door to:-

SHOWER ROOM

Modern shower room with obscured double glazed uPVC window to front, walk in shower, w.c, corner wash hand basin with tap. Heated towel rail.

LOUNGE

13' 6" x 12' 0" (4.12m x 3.68m)
Large double glazed uPVC window to front. Stone fire surround with inset coal effect fire. Radiator. Opening to :-

DINING ROOM

10' 8" x 10' 1" (3.27m x 3.08m)
Double glazed uPVC sliding doors to conservatory. Radiator.

CONSERVATORY

9' 8" x 9' 5" (2.95m x 2.88m) UPVC conservatory with double doors to rear garden. Tiled floor. Power points.

KITCHEN

12' 7" x 9' 5" (3.86m x 2.88m)
Double glazed uPVC window to rear. Base and wall units with work surfaces incorporating stainless steel sink unit with hot and cold taps. Gas cooker point. Space for fridge and dishwasher. Recess for fridge / freezer.

FIRST FLOOR

STAIRS & LANDING

Radiator. Airing cupboard housing combi boiler and with shelving.

BEDROOM ONE

13' 8" x 9' 8" (4.17m x 2.96m)
Double glazed window overlooking green to front. Radiator. Access to loft space.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.06m)
Double glazed uPVC window to rear. Radiator.

BEDROOM THREE

9' 6" x 6' 5" (2.92m x 1.96m)
Double glazed uPVC window to rear.

BEDROOM 4

9' 1" max x 5' 5" (2.78m x 1.67m)
Double glazed uPVC window to front. Fitted wardrobe.

BATHROOM

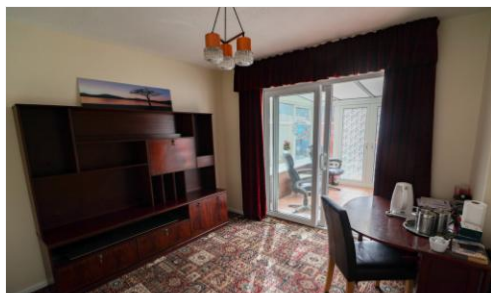
6' 6" x 5' 10" (2.00m x 1.80m)
Obscured double glazed uPVC window to rear. Panelled bath with mixer tap and mounted shower head over, w.c, pedestal wash

hand basin with mixer tap. Part tiled walls.

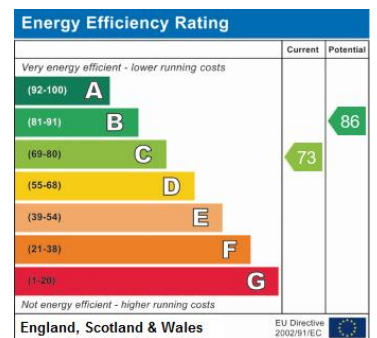
REAR- Laid mostly with paving slabs creating 2 seating areas, one area covered. Gate and fencing. Outside power and water tap.

OUTSIDE

FRONT- Water butt. Gate to front. Stone chipped areas and path to front door.



FLOORPLANS



029 2052 9026

114 Caerphilly Road, Cardiff CF14 4QG

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.