

56 Andrews Road

Llandaff North | Cardiff | CF14 2JP

Detached House | Guide Price £435,000



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# PROPERTY DESCRIPTION

MGY are delighted to offer for sale this 4 bedroom detached property in an idyllic position overlooking Hailey Park. The accommodation comprises entrance hall, w.c, lounge, kitchen/ diner and utility room to the ground floor. On the first floor there are 4 bedrooms, ensuite and a family bathroom. Driveway to side and garage. No chain. Early viewing advised to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,184 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Main entry door with spyhole and 2 obscured double glazed panels. Tiled floor. Understairs storage cupboard. Radiator. Stairs to first floor.

## W.C

Obscured double glazed uPVC window to front. Tiled floor. Pedestal wash hand basin with mixer tap, w.c.

## LOUNGE

14' 1" x 8' 7" (4.31m x 2.64m) Dual aspect with double glazed uPVC windows to front and side enjoying park views. Radiator.

## SITTING ROOM/ DINING ROOM

15' 1" x 11' 2" (4.62m x 3.41m) Double glazed uPVC windows to side. Double glazed uPVC bi-fold doors to rear garden. Laminate flooring. Radiator. TV aerial point and telephone point.

## KITCHEN/BREAKFAST ROOM

12' 4" x 11' 5" (3.78m x 3.48m) Double glazed uPVC window to rear. Tiled floor. Radiator. Modern

cream gloss base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and grill, 4 ring gas hob and extractor hood over. Built in fridge / freezer. Central island work surface and storage below. Radiator. Door to:-

## UTILITY ROOM

6' 11" x 5' 2" (2.11m x 1.59m) Double glazed door to side leading to driveway / garage. Tiled floor. Base unit with work surface incorporating stainless steel sink unit with mixer tap. Space for washing machine. Cupboard housing gas boiler.

## FIRST FLOOR

### STAIRS & LANDING

Access to loft space. Airing cupboard housing hot water cylinder. Radiator.

## BEDROOM ONE

14' 5" x 8' 10" (4.40m x 2.70m) Dual aspect with double glazed uPVC windows to front and side enjoying park views. Radiator.

Door to :-

## EN-SUITE

6' 9" x 5' 4" (2.06m x 1.64m) Obscured double glazed uPVC window to side. Tiled walls and floor. Tiled shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail.

## BEDROOM TWO

11' 7" x 10' 7" (3.54m x 3.23m) Double glazed uPVC window to rear. Radiator. TV aerial point.

## BEDROOM THREE

9' 8" x 9' 5" (2.97m x 2.89m) Dual aspect with double glazed uPVC windows to front and side enjoying park views. Radiator. TV aerial point.

## BEDROOM FOUR

9' 8" x 8' 11" (2.97m x 2.73m) Double glazed uPVC windows to rear and side. Radiator.



**BATHROOM**

6' 4" x 5' 6" (1.95m x 1.68m)  
Obscured double glazed uPVC window to rear. Tiled floor and walls. Panelled bath with mixer tap and, shower screen and mains shower over, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail.

**OUTSIDE**

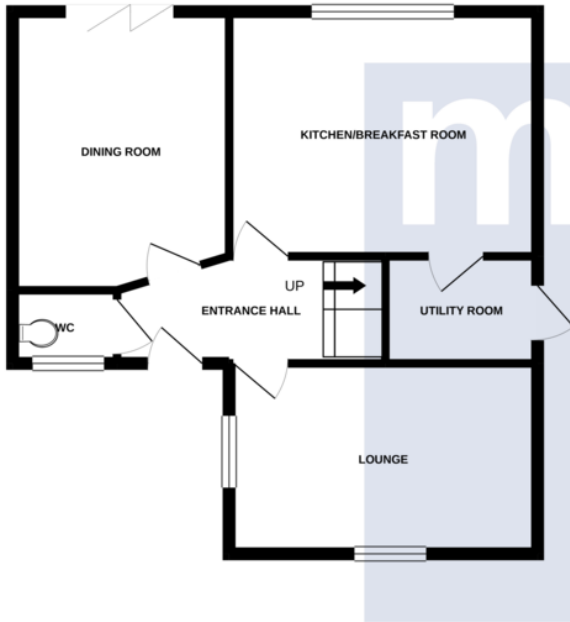
Front/ side- Driveway to side leading to garage. Bushes to front.  
Rear- Enclosed. Mainly laid to lawn. Partly paved. Side gate. Door to garage.

Garage- Up and over door to front. Door to side. Storage in the rafters. Power and lighting.

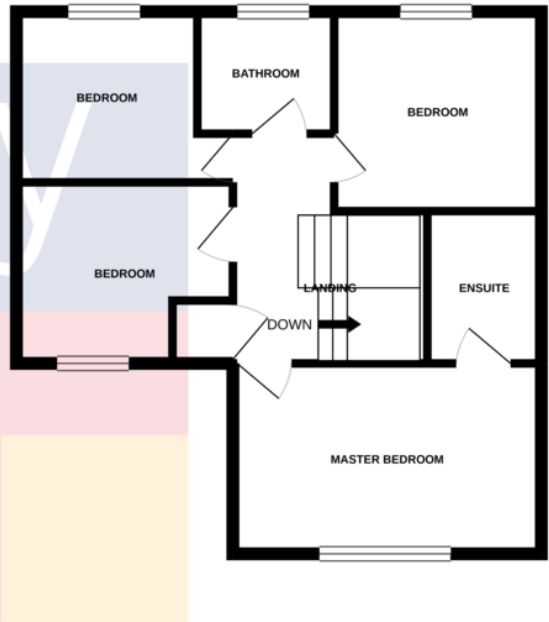


# FLOORPLANS

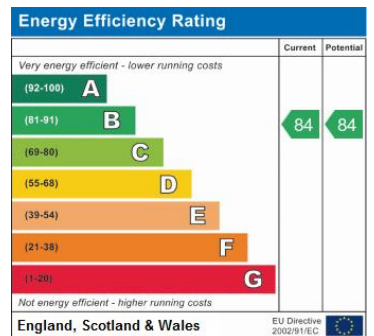
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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