

103 Llanishen Street

Heath | Cardiff | CF14 3QD

Terraced House | Asking Price Of £300,000



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PROPERTY DESCRIPTION

MGY offer for sale this lovely period bay fronted terraced house in the sought after Heath area. The accommodation comprises entrance hall, downstairs w.c, lounge, sitting room, kitchen/ diner, 3 bedrooms and a bathroom. Garden to rear and a forecourt frontage. No ongoing chain.

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (approx.)** 1,108 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is located in the popular Heath area, within walking distance of Whitchurch Road with it's wide variety of shops and restaurants. The Heath Hospital is within close proximity along with easy access to the City Centre, and links to the M4.

ENTRANCE HALL

Entered via uPVC double glazed door with inset obscured stained glass panel. Original tiled floor. Stairs to first floor. Thermostat.

W.C

Original tiled floor. Wall hung wash hand basin with hot and cold taps and tiled splash back, w.c.

LOUNGE

13' 3" into bay x 11' 5" into alcove (4.04m x 3.49m) Double glazed uPVC bay window to front. Wood flooring. Radiator. Feature fireplace. Plastered walls and ceiling.

SITTING ROOM

11' 6" x 9' 6" into alcove (3.51m x 2.90m) Obscured double glazed uPVC door to lean to/ storage room. Wood flooring. Feature fireplace. Radiator.

LEAN TO / STORE

5' 1" x 4' 4" (1.55m x 1.34m) Polycarbonate roof. Part tiled walls. Obscured double glazed uPVC door to rear. Tiled floor.

KITCHEN / DINER

23' 9" x 9' 10" (7.24m x 3.02m) Double glazed uPVC windows to side and rear. Double glazed uPVC door to side leading to rear garden. Part Wood flooring. Part tiled flooring. Radiator. White modern fitted kitchen with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven, electric hob and extractor over. Plumbing and space for washing machine. Space for tumble dryer. Wall mounted "Glow worm" boiler. Plastered walls and ceiling.

FIRST FLOOR

STAIRS & LANDING

Access to loft space. Original cloak cupboard.

BEDROOM ONE

13' 3" into bay x 15' 1" into alcove (4.04m x 4.62m) Double glazed uPVC bay window to front. Further double glazed uPVC window to front. Radiator.

BEDROOM TWO

11' 6" x 9' 6" into alcove (3.52m x 2.91m) Double glazed uPVC window to rear. Feature fireplace. Radiator. Coved ceiling.

BEDROOM THREE

9' 11" x 9' 1" (3.03m x 2.79m) Obscured double glazed window to rear. Radiator. Plastered walls and ceiling.

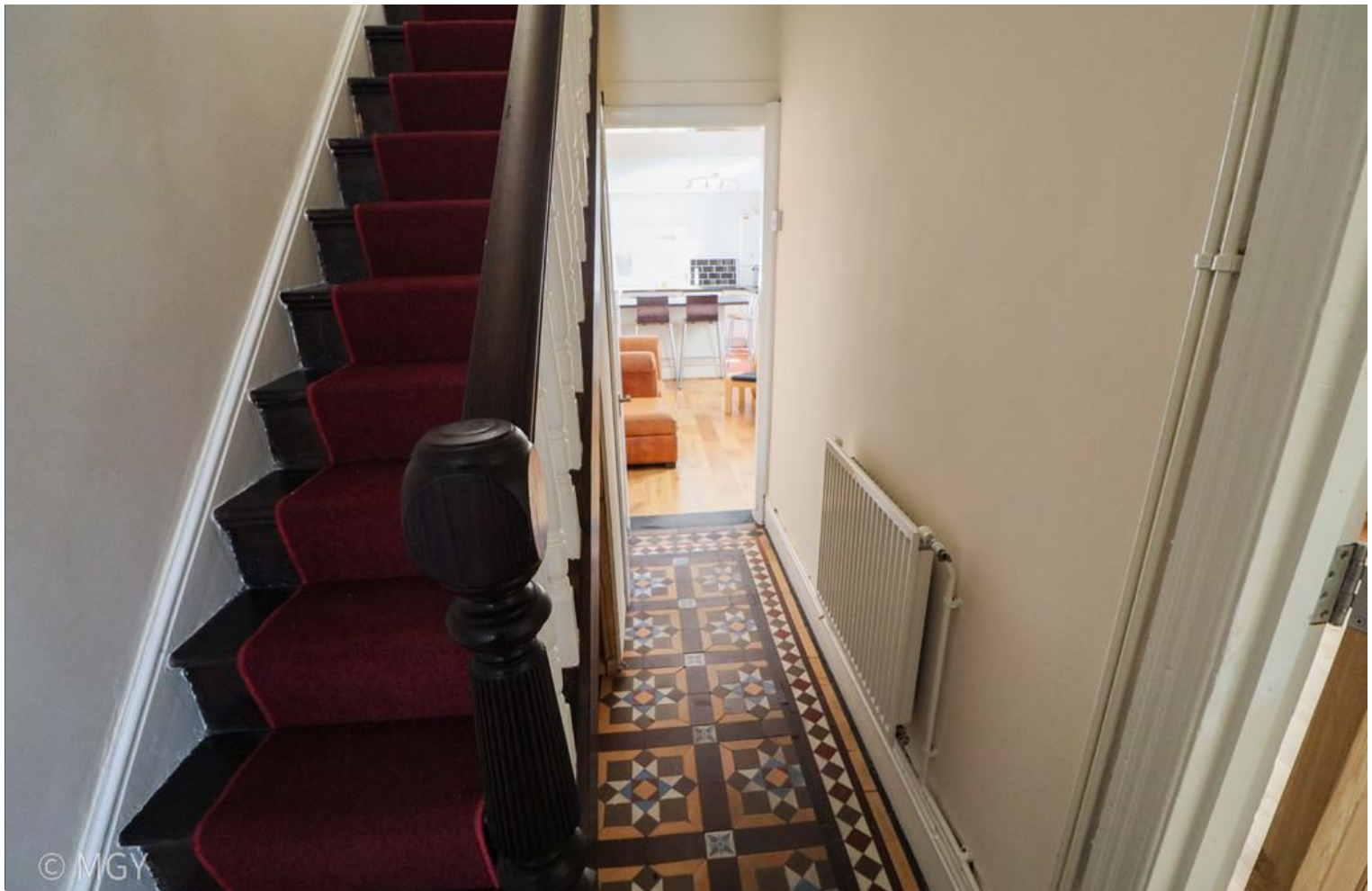
BATHROOM

Obscured double glazed uPVC window to side. Part tiled walls. Tile effect vinyl flooring. Bath with hot and cold taps and with electric shower over, pedestal wash hand basin with hot and cold taps, w.c. Radiator.

OUTSIDE

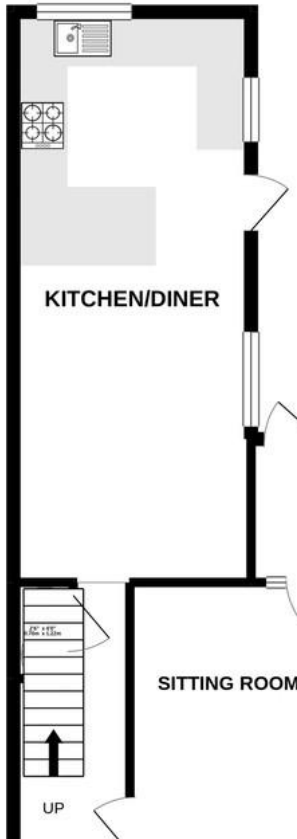
FRONT- Gate to forecourt front garden.

REAR- Mostly laid to lawn. Partly paved. Shed.

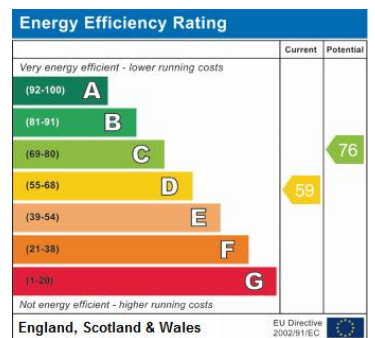
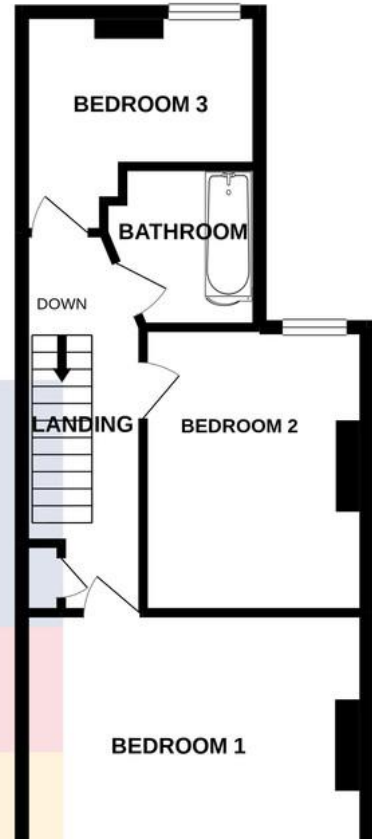


FLOORPLANS

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



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