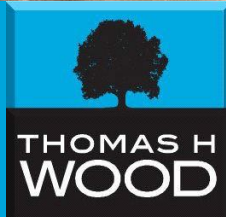




**3 Llwyd Coed**

Pantmawr, Cardiff, CF14 7TT



**Asking Price Of £450,000**

3 Bedrooms



A magnificent 3 bedroom detached bungalow situated in Llwyd Coed in Rhiwbina. The current owners have transformed the property to create a beautiful home finished to the high standards. The property benefits from full redecoration and a wonderful, well-manicured garden of approximately 1/3 of an acre. This would allow for a substantial extension to the rear without impacting on the enjoyment of the garden. Furthermore, there is ample loft space that would make an ideal master bedroom with ensuite. The property briefly comprises, porch, L shaped entrance hallway, lounge, family bathroom, 3 bedrooms and a spacious kitchen/diner. There is also ample off road parking and a detached garage with power and an outside toilet. Viewing is highly recommended to appreciate this lovely home.

#### **PORCH**

5'2" x 4'9" (1.57m x 1.45m) Hardwood front door, tiled floor, inner hardwood door with glazed side panel.

#### **HALLWAY**

11' 3" x 12' 11" (3.43m x 3.96m) 'L' Shape Coved and smooth ceiling, papered walls, double panel radiator, pendant light fitting, exposed parquet flooring, useful storage cupboard with radiator and Baxi combination boiler.

#### **LOUNGE**

14' 11" x 10' 11" (4.57m x 3.35m) A bright and spacious room with carpeted floors, painted walls, smooth ceiling, UPVC double glazed window with fitted blind, radiator with TRV and power points.



### **KITCHEN/DINER**

14' 4" x 11' 9" (4.37m x 3.58m) Overlooking the stunning rear gardens this recently renewed kitchen has a range of base and wall units, stainless steel sink and drainer with mixer taps. Space and plumbing for washing machine, dishwasher, fridge freezer and range cooker. Tiled floors, metro brick splashback and radiator with TRV. Overlooking the stunning rear gardens via UPVC window with double glazed windows at the rear and side,

### **BEDROOM 1**

10' 11" x 10' 9" (3.33m x 3.30m) A good size master bedroom overlooking the stunning rear gardens. With carpeted floors, painted and papered walls, texture ceiling with coving. UPVC window and radiator with TRV.

### **BEDROOM 2**

10' 11" x 10' 11" (3.33m x 3.33m) A further double bedroom overlooking front aspect of the property. With carpeted floors, painted walls, smooth ceiling with coving. UPVC window with fitted blind and radiator with TRV.

### **BEDROOM 3**

8' 5" x 7' 8" (2.57m x 2.34m) Overlooking the front aspect. With carpeted floors, painted walls, smooth ceiling with coving. UPVC window with fitted blind and radiator with TRV

### **BATHROOM**

9' 6" x 7' 6" (2.92m x 2.30m) A stunning bathroom with partially tiled walls, tiled floors, double basin oak vanity unit. Low level WC, shower with fully tiled enclosure, chrome mixer shower and glazed screen. Towel radiator, UPVC window to rear aspect.

### **OUTSIDE**

#### **Front**

Blocked paved driveway and low maintenance front garden. Ample off roading parking.

#### **Rear**

Immaculate rear gardens with an abundance of plants, shrubs and flowers. Approximately 1/3 of an acre and very private and sunny outlook. Large laid to lawn with patio area, garden shed with power,. Secure fenced boundaries.

#### **Garage:**

Brick built detached garage with up and over door, power and lighting. Outside toilet located to the rear of the garage.

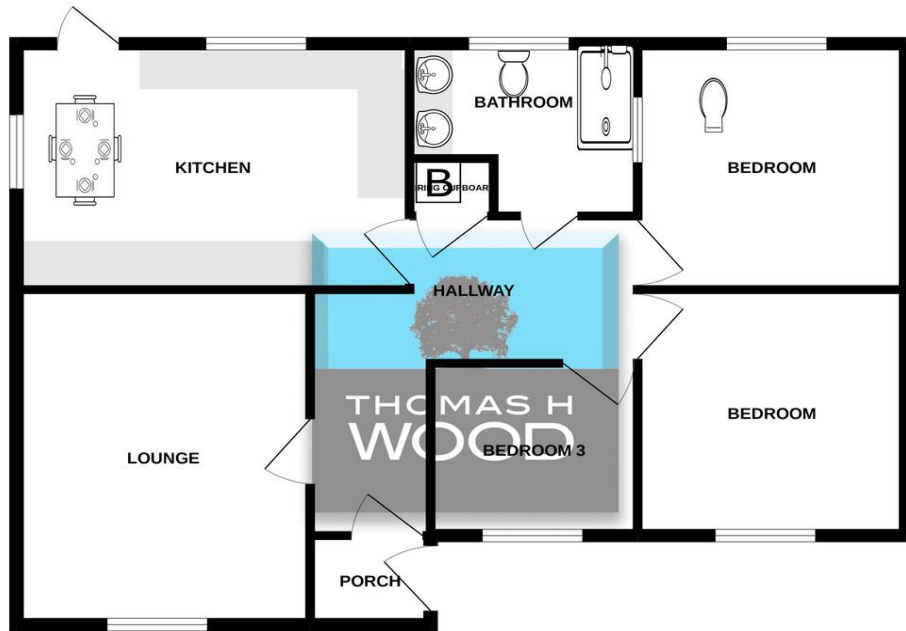
#### **TENURE:**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX** Band F



**GROUND FLOOR**  
79.7 sq.m. (858 sq.ft.) approx.



3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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