

17 Lyric Way,

Thornhill, Cardiff, CF14 9BP



Estate Agents and Chartered Surveyors

Guide Price

£160,000



End Terraced House

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# Property Description

\* IDEAL FOR FIRST TIME BUYERS/INVESTORS \*

\*\* NO CHAIN \*\*

One bedroom mid terraced property in the sought after area of Thornhill in North Cardiff. The property comprises of hall, lounge, kitchen, one bedroom and bathroom. Off road parking to the front. Unusually large rear garden.

Tenure Freehold

Council Tax Band C

Floor Area Approx 441 sq ft

Viewing Arrangements  
Strictly by appointment

## HALL

Enter via Upvc double glazed front door into hall open plan to lounge. Smooth walls with textured ceiling with a central light pendant and carpeted flooring. Built in single storage cupboard housing gas and electric metres.

## LOUNGE

11' 11" x 12' 0" (3.64m x 3.66m)  
Smooth walls with textured ceiling and central light pendant with carpeted flooring to finish. Upvc double glazed window to front. Staircase leading to first floor. Opening to kitchen.

## KITCHEN

11' 10" x 5' 7" (3.63m x 1.72m)  
Fitted with a range of base and eye level units with laminate worktops over. Built in oven, gas hob and cooker hood over. Inset stainless steel sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Upvc double glazed window to front. Smooth walls with textured ceiling and a central light pendant with tiled flooring to finish.

## LANDING

Access leading into bedroom and bathroom. Built in sliding wardrobes with hanging space and water tank. Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish.

## BEDROOM ONE

11' 3" x 9' 4" (3.43m x 2.86m)  
Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Upvc double glazed window to front. Built in double wardrobe with hanging rail and shelving. Boiler wall mounted to external wall.

## BATHROOM

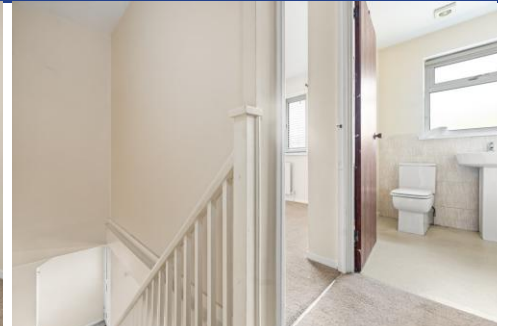
Fitted with a three piece bathroom suite comprising of bath with elective shower over, WC and wash hand basin. Partly tiled walls with vinyl flooring and textured ceiling with a central light pendant. Upvc double glazed obscure window to front.

## OUTSIDE

REAR GARDEN -Parking off road for one car to the front via a block paved drive. An open front garden to the front laid to lawn.

REAR GARDEN - Private access leading to an enclosed rear garden.

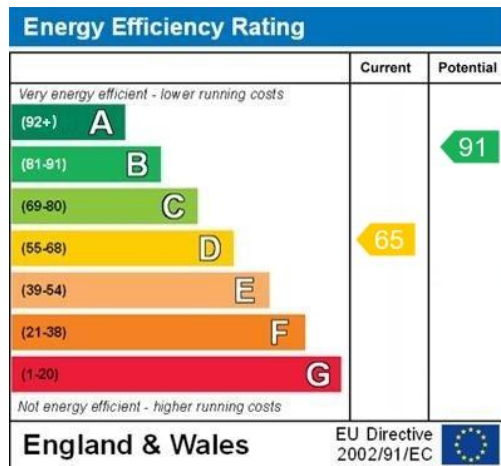
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