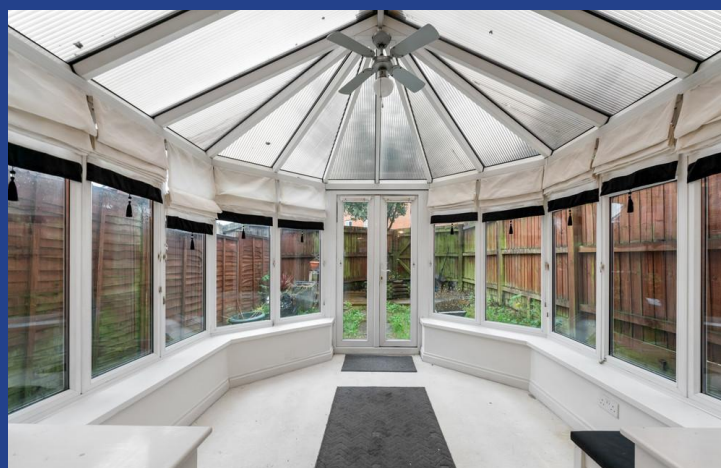


396 Caerphilly Road,  
Llanishen, Cardiff, CF14 5ES



Estate Agents and  
Chartered Surveyors

£335,000



Town House

3

2

3

2

# Property Description

A deceptively spacious townhouse which must be seen to be appreciated. Beautifully presented and move in ready offering ample space for a growing family. Internally the home is set over three floors and briefly comprises; entrance hallway, cloakroom, kitchen, lounge and conservatory to the ground floor. To the first floor you will find two double bedrooms and a family bathroom complete with three piece suite. And finally, to the second floor you will find the master suite comprising a spacious double room, walk in dressing room plus ensuite shower room. Outside the home offers an enclosed front courtyard garden plus a low maintenance rear garden. Parking can be found to the rear of the home via the drive which is situated in front of the single garage.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,205 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is located in the sought after area of Llanishen. A stone throw from Hill Snook park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

## HALLWAY

Enter into hallway. Door leading to cloakroom, storage, kitchen and living room. Staircase leading to first floor. Smooth walls and ceiling with a central light pendant and finished with carpeted flooring.

## CLOAKROOM

Fitted with a modern two-piece bathroom suite comprising WC and wash hand basin with vanity storage. Smooth walls and ceiling with a central light pendant and carpeted flooring. UPVC double glazed obscure window to front.

## STORAGE

2' 9" x 2' 11" (0.85m x 0.89m)

Single storage cupboard with coat rack with smooth walls and ceiling and carpeted flooring

## KITCHEN

12' 9" x 6' 4" (3.89m x 1.95m)

Fitted with a range of base and eyelevel units with

laminated worktops over. Insert one and a half bowl stainless steel sink unit plus drainer. Built-in oven, four ring gas hob and cooker hood over. Space for freestanding fridge freezer and washing machine. Tiled splashback with smooth walls and ceiling and central light pendant and finished with vinyl flooring. UPVC double glazed window to front.

## LOUNGE

16' 4" x 13' 3" maximum (5.00m x 4.06m)

Smooth walls and ceiling with two central light pendants and finished with carpeted flooring. Open plan to conservatory. Feature fireplace with surround. Single storage cupboard under the stairs.

## CONSERVATORY

10' 2" x 9' 1" (3.11m x 2.78m)

UPVC double glazed conservatory with central light pendant and finished with carpeted flooring. UPVC double glazed French doors leading to rear garden.

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## LANDING

Smooth walls and ceiling with central light pendant and finished with carpeted flooring. Carpeted staircase leading to second floor. Doors leading to bedroom two, bedroom three and family bathroom.

## BEDROOM THREE

10' 11" maximum x 11' 4" to wardrobes (3.34m x 3.47m)

Built-in fitted wardrobes and built-in fitted side tables with desk. Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. UPVC double glaze window to front.

## BEDROOM TWO

11' 7" to wardrobes x 11' 3" maximum (3.55m x 3.43m)

Built-in fitted wardrobes, fitted side tables and desk. Smooth walls and ceiling and central light pendant to finish with Carter flooring. UPVC double glaze window to rear.

## BATHROOM

Fitted with a traditional three-piece bathroom suite comprising of bath, WC and vanity wash hand basin. Smooth walls and ceiling and central light pendant with laminate flooring to finish.

## LANDING TWO

Smooth walls and ceiling with central light pendant and finished with carpeted flooring. Door leading to master bedroom.

## BEDROOM ONE

14' 9" maximum x 13' 4" maximum (4.52m x 4.08m)

Bedroom one

4.52 max / 4.08max

Smooth walls and ceiling with central light pendant and finished with carpeted flooring. Built in vanity dressing table. Single storage providing cupboard space over the stairs housing boiler tank. Archway leading into wardrobe area. UPVC double glazed window to front.

## WALK IN WARDROBE

10' 3" x 6' 5" (3.14m x 1.96m)

Built-in fitted wardrobes, fitted side table and dressing table. Smooth walls and ceiling with central light pendant and finished with laminate flooring. Skylight over looking the rear. Door leading to ensuite shower room. Loft hatch provides access to loft storage.

## ENSUITE

Fitted with additional three-piece bathroom suite comprising double walk-in shower enclosure WC and vanity wash hand basin. Single cupboard provides additional storage space. Skylight window overlooking the rear.

## OUTSIDE

Front - located front courtyard garden with paving leading to front door.

Rear - an enclosed rear garden comprising of decking with remainder laid to lawn and a fence around. Rear garden gate leads to parking and garage.

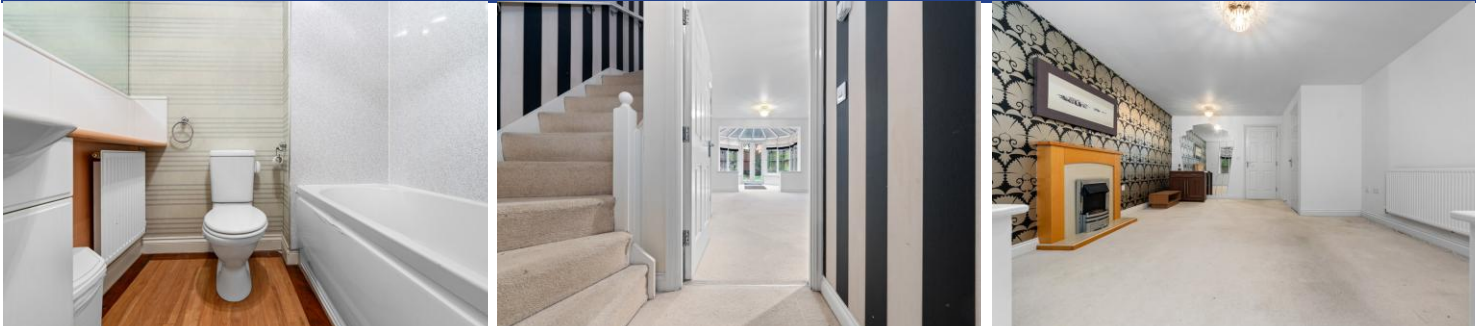
## GARAGE

Single garage provides additional storage. Parking can be found in front of the garage for two cars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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