

53 Ilfracombe Crescent, Llanrumney, Cardiff, CF3 4TB



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Mid Terraced House

3

1

1

1

Property Description

A three bedroom mid terraced family home in the Llanrumney area of Cardiff. The property comprises entrance hall, lounge, kitchen/ dining room, gully, three bedrooms and bathroom. Gardens to front and rear with off road parking to front. Good transport links to the A48 and M4 motorway.

Tenure Freehold

Council Tax Band C

Floor Area Approx 764 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Llanrumney is located ideally for the A48 and M4 motorway. Several schools of all levels are nearby. Good transport links to the city centre and beyond. Many retails outlets are situated on the nearby Newport Road.

ENTRANCE HALLWAY

Enter via upvc double glazed front door into hallway. Upvc double glazed obscure window to front. Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Carpeted staircase leading to first floor. Door leading to lounge

LOUNGE

14' 1" x 11' 10" into alcove (4.30m x 3.62m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Electric wall mounted fire place. Upvc double glazed window to front. Door leading to kitchen/dining room.

KITCHEN/DINING ROOM

Kitchen/dining room
2.47/6.47

Fitted with a range of base and eye level units with laminate worktops over. Built in oven and induction hob. Integral fridge and separate freezer. Inset stainless steel sink unit plus drainer. Space for washing machine, tumble dryer and dishwasher. Upvc double glazed sliding doors leading to rear garden. Upvc double glazed window to rear and upvc double glazed single door leading to rear. Door leading to gully. Smooth walls and ceiling with spot lighting and finished with vinyl flooring.

GULLY

3' 3" x 9' 9" (1.01m x 2.98m)

Smooth walls and ceilings with door leading to front drive. Door leading to under stair storage.

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LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Single storage cupboard with fitted shelving.

BEDROOM ONE

14' 4" x 10' 4" (4.37m x 3.15m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Single storage cupboard.

BEDROOM TWO

11' 3" x 9' 10" (3.45m x 3.00m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

10' 3" x 7' 5" (3.13m x 2.27m)

Smooth walls and ceiling with a central light pendant and finished with carpeted floor. Upvc double glazed window to front. Single storage cupboard over the stairs.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over and fitted shower screen, wc and wash hand basin. Tiled walls with vinyl flooring, with smooth ceilings and spot lighting. uPVC double glazed obscure window to rear.

OUTSIDE

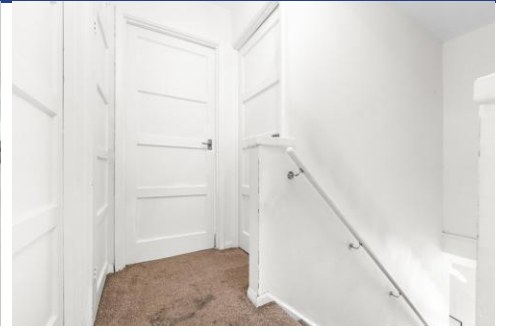
Front - Newly finished block paved driveway providing off road parking for two cars.

Rear - An enclosed garden can be found to the rear comprising of decking area with the remainder laid to lawn.

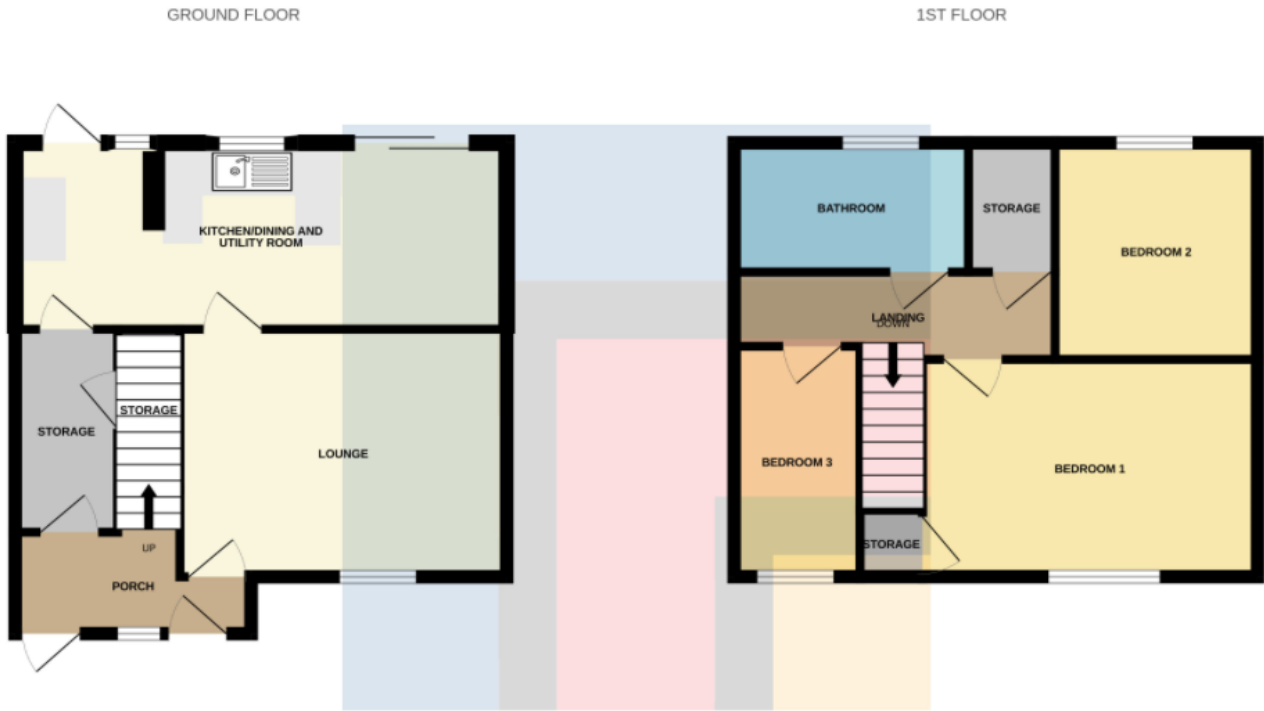
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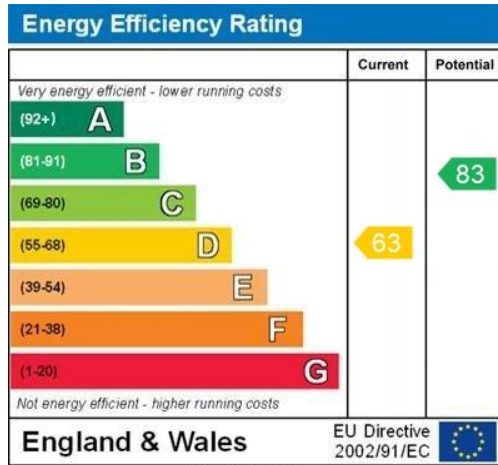
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