

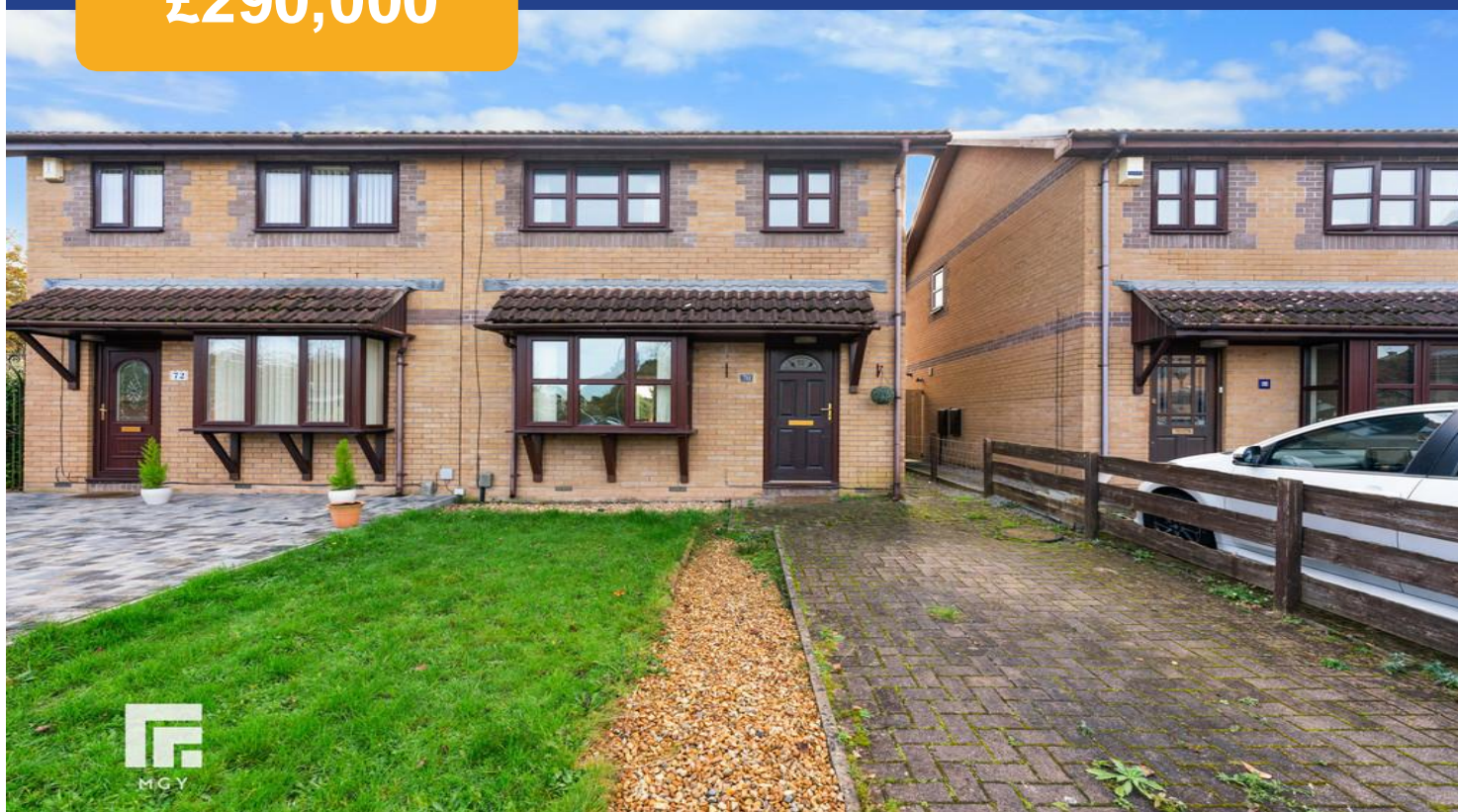
70 Kirton Close,
Radyr Way, Cardiff, CF5 2NB



Estate Agents and
Chartered Surveyors

Asking Price Of

£290,000



Semi-Detached Property

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Property Description

****NO CHAIN**** ****SEMI-DETACHED PROPERTY**** ****THREE BEDROOMS**** QUIET CUL-DE-SAC LOCATION ****SOUTH FACING REAR GARDEN**** A well presented, three bedroom semi detached property. Entrance hall, lounge, kitchen/dining room. To the first floor principal bedroom with built in wardrobes, a second double bedroom, family bathroom and third bedroom. South facing rear garden. Driveway for one vehicle. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 760 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in a quiet cul de sac, close proximity to Llandaff, with it's shops, pharmacy, bakery with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE

ENTRANCE HALLWAY

5' 8" x 4' 5" (1.74m x 1.36m)
Entered via uPVC door. Wooden flooring. Radiator. Stairs leading to first floor. Door into lounge.

LOUNGE

14' 7" x 13' 9" (into bay) (4.45m x 4.2m)
Deep bay window to front, a good-sized family living room. Wooden flooring, understairs cupboard. Radiator. Folding doors leading through to kitchen/dining room.

KITCHEN/DINING ROOM

15' 11" x 8' 0" (4.87m x 2.44m)
Appointed along three walls with breakfast bar, a modern, high gloss kitchen, eye and low level cupboards beneath wood effect laminate worktops, composite sink with drainer and chrome mixed tap, integrated induction hob, extractor hood, integrated oven and microwave oven, integrated washing machine, space for dishwasher, space for fridge freezer, plumbing and space/plumbing for dishwasher. Concealed wall hung modern 'combi' gas central heating boiler. Laminate flooring. Tiled splashbacks. Spotlights. uPVC window to rear. Double French doors opening into rear garden.

FIRST FLOOR

LANDING

8' 2" x 5' 9" (2.50m x 1.76m)
Window to side, wooden spindle banister, airing cupboard with radiator and storage, doors leading to bathroom and bedrooms

BEDROOM ONE

11' 7" x 9' 2" (3.54m x 2.81m)
A good sized principal bedroom, built in four door wardrobes, radiator. Window to front

BEDROOM TWO

9' 1" x 9' 0" (2.79m x 2.76m)
A second double bedroom. Radiator. Window to rear.

BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.97m)
Window to front. Build in wardrobe. Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.69m)
Modern white suite; low lever WC, wall hung wash hand basin with chrome mixer tap, Modern bath with chrome mixer tap and 'Mira' electric shower. Extractor fan. Spotlights. Chrome heated towel rail. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence. Paved patio area and flat lawn area. Decked area with timber shed. Outside tap. Timber gate to side for access.

FRONT GARDEN

Laid to lawn with block paved driveway for one vehicle. Pathway leading to side gate. Wooden fence boundary to one side.

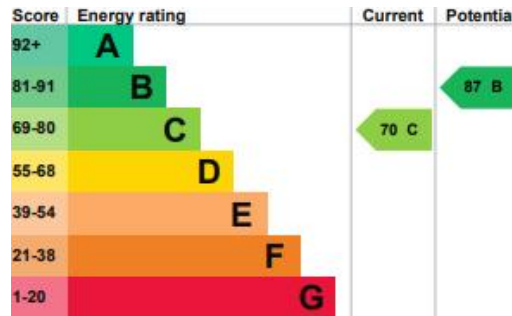
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