

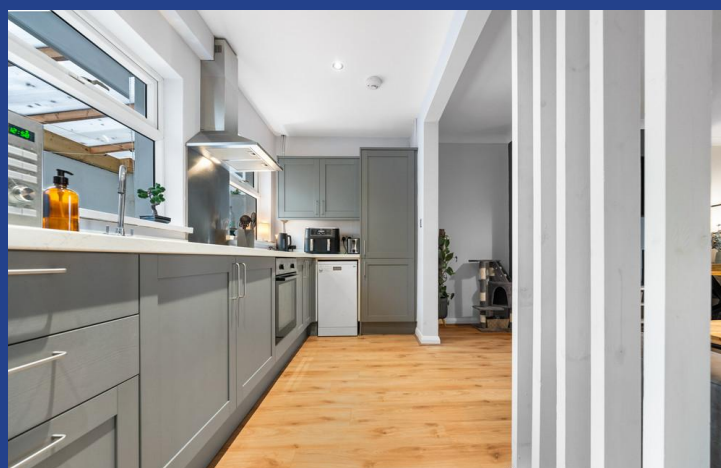
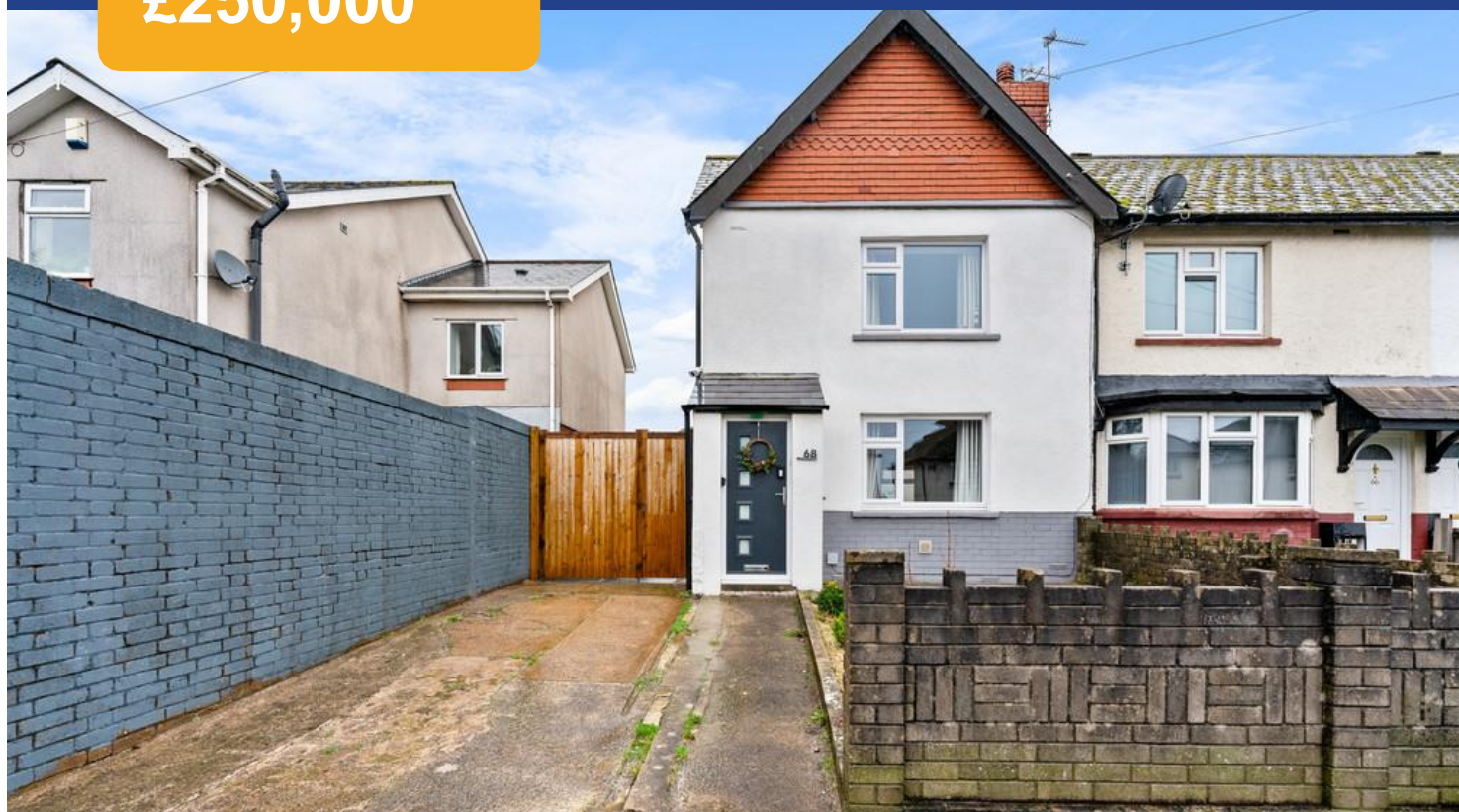
68 Llantarnam Road,
Gabalfa, Cardiff, CF14 3EG



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



End Terraced House

2

1

1

2

Property Description

A modern well maintained home in the Gabalfa area of Cardiff with good transport links to the city centre and beyond. Situated close to the University Hospital of Wales. The property briefly comprises porch, hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. Gardens to front and rear and off road parking for several cars.

Tenure Freehold

Council Tax Band C

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is close to the local amenities of Birchgrove and Whitchurch Village, with nearby links to the A48, A470 and the M4 motorway. The University Hospital of Wales is also within close proximity. The property is within school catchment for Birchgrove Primary and Whitchurch High Schools.

PORCH

Entered via composite door with upvc windows either side.

HALLWAY

Laminate wood flooring. Radiator. Stairs rising to first floor.

LOUNGE

14' 0" x 12' 6" (4.27m x 3.81m)
Upvc double glazed window to front. Coved ceiling. Laminate flooring. Radiator. Open to kitchen.

KITCHEN

Upvc double glazed window to the rear and double glazed door to the conservatory. Laminate wood flooring. A range of base and wall units with work surface incorporating stainless steel sink unit with mixer tap and drainer. Integrated oven with hob over and stainless steel cooker hood. Steel splash

backs. Vertical radiator. Under stair storage and meter cupboard. Open to the lounge/diner with vertical wooden slats.

CONSERVATORY/LEAN TO

14' 4" x 5' 3" (4.37m x 1.6m)
Upvc double glazed windows and upvc door to garden. Polycarbonate roof. Space for washing machine and tumble dryer.

FIRST FLOOR

LANDING - Doors to all upstairs rooms.

BEDROOM ONE

15' 8" x 10' 0" (4.78m x 3.05m)
Upvc double glazed window to front. Radiator.

BEDROOM TWO

9' 7" x 10' 0" (2.92m x 3.05m)
Upvc double glazed window to rear. Combi boiler in cupboard.

68 Llantarnam Road, Gabalfa, Cardiff, CF14 3EG

BATHROOM

5' 8" x 5' 10" (1.73m x 1.78m)

Upvc obscure double glazed window to rear. Vinyl flooring. Three piece suite comprising bath with shower over and hand held attachment, wash hand basin and wc. Heated towel rail.

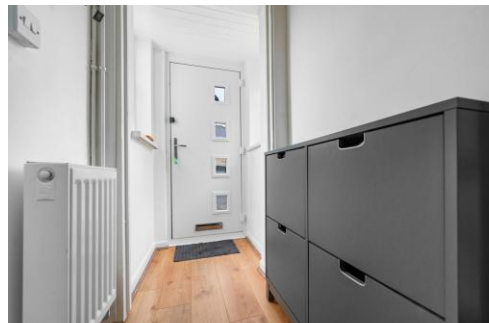
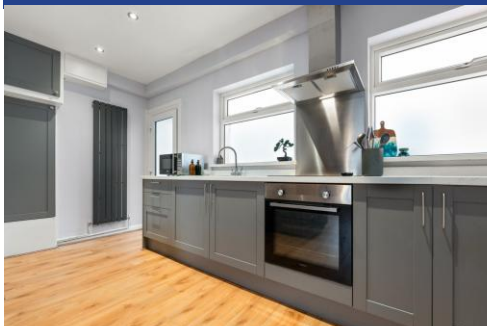
OUTSIDE

Outside -

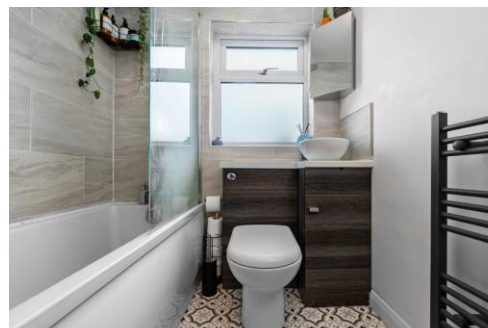
Front - Enclosed front garden with lawn, paved path and driveway to the side providing off street parking.

Rear Garden - Large garden with paved patio, stone chippings and lawn area. Gate to the side leading to the front of the property.

68 Llantarnam Road,
Gabalfa, Cardiff, CF14 3EG

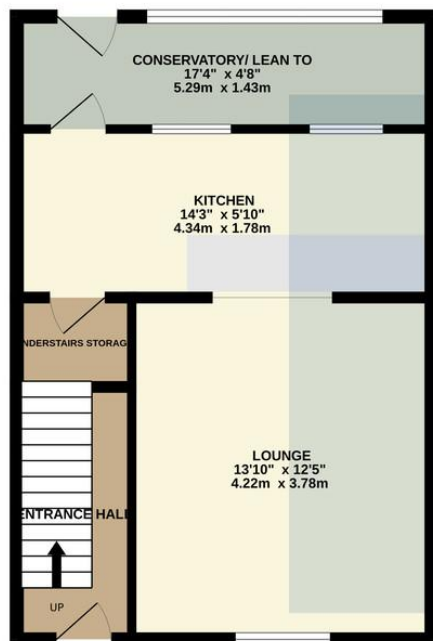


68 Llantarnam Road,
Gabalfa, Cardiff, CF14 3EG

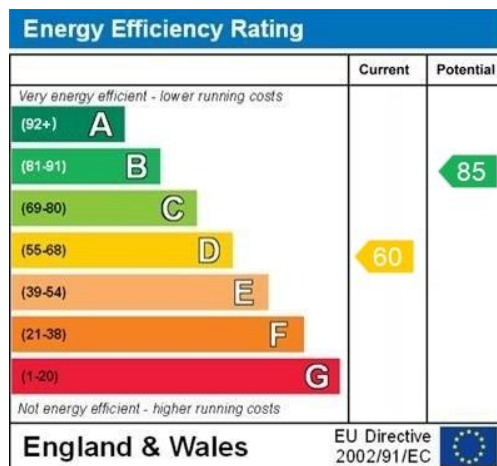
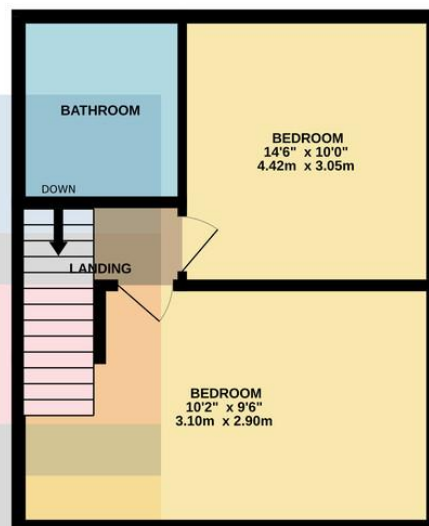


68 Llantarnam Road, Gabalfa, Cardiff, CF14 3EG

GROUND FLOOR



1ST FLOOR



Birchgrove 029 2052 9026

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



mgys.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.