



4 GILWERN PLACE
LLANISHEN
CARDIFF CF14 5AJ

ASKING PRICE OF
£340,000



SEMI-DETACHED HOUSE



3



1



2



3

MGY are pleased to offer this lovely 3 bedroom, larger than average corner plot property located in Llanishen and within walking distance to the 2 local schools. The property comprises of a large driveway for 3 to 4 cars, entrance hallway, kitchen, 2 reception rooms, utility room and w.c to the right, on the left an open plan living/dining room leading to a conservatory and garden. 3 bedrooms and a bathroom on the first floor. Perfect for entertaining, working from home, and large families.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,313 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is located in the northern area of Llanishen. Walking distance to Llanishen High School and Ysgol-y-Wern Primary School. Close to Llanishen village.

ENTRANCE HALLWAY

3' 3" x 10' 9" (1m x 3.3m)

Enter into hallway via uPVC door with obscured glass. Stairs to first floor. Under stair storage. Radiator. Coved ceilings. Door to kitchen.

KITCHEN

9' 10" x 7' 6" (3m x 2.3m)

Double glazed uPVC window to rear garden. Part tiled splashbacks with a range of base and eye level units. Stainless steel sink with mixer tap. Space for gas cooker, dish washer and large fridge freezer. Radiator.

LOUNGE

10' 9" x 14' 5" (3.3m x 4.4m (into alcove)

Double glazed uPVC window to front. Fireplace. Radiator. Coved ceilings. Wall lights. Laminate flooring. Archway to dining room.

DINING ROOM

9' 10" x 9' 10" (3m x 3m (into alcove)

Double glazed uPVC doors to conservatory. Space for dining table. Coved ceilings. Radiator. Laminate flooring.

WC

4' 3" x 3' 3" (1.3m x 1.0m)

Obscured window to rear. WC. Pedestal wash hand basin

with separate hot and cold tap. Radiator. Fan.

UTILITY ROOM

5' 10" x 4' 7" (1.8m x 1.4m)

Space for white goods. Door to WC.

RECEPTION ROOM 1

10' 2" x 8' 10" (3.1m x 2.7m)

Double glazed uPVC window to side. Radiator. Coved ceilings. Cupboard with Logic Combi Boiler.

RECEPTION ROOM 2

12' 1" x 8' 10" (3.7m x 2.7m)

Double glazed uPVC window to front. Radiator. Coved ceilings.

CONSERVATORY

12' 1" x 9' 2" (3.7m x 2.8m)

Double glazed uPVC windows and doors to garden. Tiled floor. Radiator.

FIRST FLOOR

LANDING

7' 2" x 3' 11" (2.2m x 1.2m)

Double glazed uPVC window to side. Access to loft. Door to bedroom one.

BEDROOM ONE

10' 5" x 11' 9" (3.2m x 3.6m max)

Double glazed uPVC window to front. Coved ceilings. Radiator.

BEDROOM TWO

9' 10" x 9' 10" (3.0 m x 3.0m)

Double glazed uPVC window to rear. Built in cupboard. Coved ceilings. Radiator.

BEDROOM THREE

9' 2" x 6' 2" (2.8m x 1.9m)

Double glazed uPVC window to front. Cupboard above



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stairs. Coved ceilings. Radiator.

BATHROOM

10' 5" x 4' 11" (3.2m x 1.52m)

Double glazed uPVC obscured window to side. Four piece suite comprising of walk in shower, bath with mixer tap, pedestal wash hand basin with mixer tap and WC. Heated towel rail.



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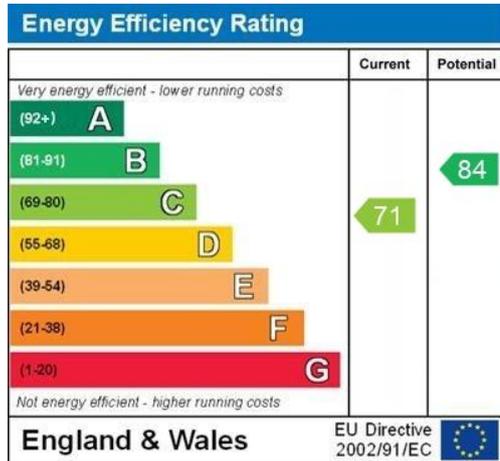
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BIRCHGROVE 029 2052 9026

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



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