



105 LLANGRANOG ROAD
LLANISHEN
CARDIFF CF14 5BN

£330,000



SEMI DETACHED HOUSE



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MGY offer for sale this excellent semi detached property in the popular Llanishen area. The accommodation comprises entrance hall, lounge, sitting room, kitchen/ dining room, 3 bedrooms and bathroom. Off road parking and garden to front and generous garden to rear. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,044 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in the Llanishen area of Cardiff with Llanishen village nearby with St Isan church, The Church Inn and a range of shops and amenities. Plenty of green area and parks nearby. Well regarded schools of all levels including a bilingual school. Good transport links to the city centre.

ENTRANCE HALL

Entered via uPVC obscured decorative glazed panels. Coved ceiling, Dado rail. Laminate flooring. Radiator. Understairs storage.

LOUNGE

13' 0" x 11' 11" (into alcove) (3.98m x 3.65m)
uPVC double glazed window to front. Inset log gas fire. Radiator.

SITTING ROOM

10' 5" x 9' 4" (3.20m x 2.85m)
uPVC double glazed window to rear. Radiator.

PLAY ROOM/ STUDY

9' 4" x 7' 10" (2.85m x 2.41m)
uPVC double glazed window to front. Radiator.

KITCHEN / DINING ROOM

19' 10" x 9' 6" (6.07m x 2.92m)
uPVC double glazed window to rear. uPVC double glazed window and door to rear. uPVC glazed panel. Part tiled walls. Ceramic tiled floor. Range of fitted base and wall units with round edge work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in electric oven, inset electric hob with extractor fan over. Recess for fridge

and freezer. Plumbing for washing machine. Breakfast bar. Radiator. Built in electric heated floor fan with control housed in a cupboard.

FIRST FLOOR

STAIRS AND LANDING

Access to loft space. uPVC double glazed window to side.

BEDROOM ONE

12' 1" (max) x 11' 2" (3.70m x 3.42m)
uPVC double glazed window to front. Two storage cupboards with hanging and shelving. Radiator.

BEDROOM TWO

13' 1" max x 9' 3" (4.01m x 2.83m)
uPVC double glazed window overlooking garden and green beyond. Fitted wardrobes with hanging and shelving. Radiator.

BEDROOM THREE

8' 11" x 8' 9" (2.72m x 2.67m)
uPVC double glazed window to front. Built in storage with shelving. Radiator.

BATHROOM

uPVC obscured double glazed window to rear. Downlighters to ceiling. Extractor fan. Fitted bathroom furniture with inset wash hand basin, panelled bath with rainflow shower head, w.c. Marble effect tiling. Chrome heated towel rail.

OUTSIDE

FRONT- Driveway with parking for 3 vehicles. Hedging to front. Lawned area. Shrubs and tree.

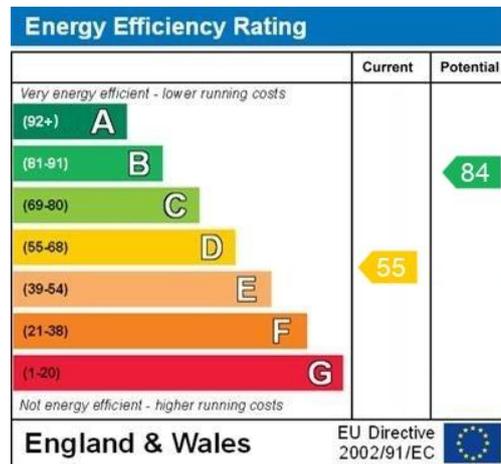
REAR- Enclosed with wooden fencing. Decked area with two steps up to generous size lawn. Summerhouse. Shrubbery and flower borders. Paved area to rear.



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