



2 Llanishen Street | Heath | Cardiff | CF14 3QE

Asking Price Of £320,000

****INVESTMENT OPPORTUNITY OR LARGE FAMILY HOME**** A good size, well presented end of terrace property situated in a convenient location of Heath. The property is within close proximity to the local amenities of Whitchurch Road and The University Hospital of Wales. Public transport easily accessible. The accommodation briefly comprises; two reception rooms, kitchen/dining room and cloakroom to ground floor. Three bedrooms and family bathroom to first floor and two bedrooms to the second floor. The property benefits from double glazing and gas central heating. Viewing highly recommended.

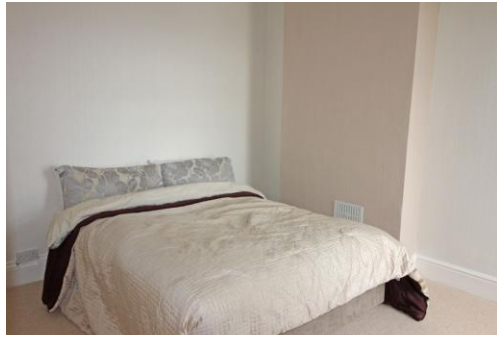
- End Terrace House
- Two Reception Rooms
- Five Bedrooms
- Close to UHW
- EPC Rating TBC

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Property Description

ENTRANCE HALLWAY

Entered via uPVC double glazed door with inset arched double glazed panel with obscured glazed panel over. uPVC double glazed window to side. Tiled floor. Deep skirting boards. Dado rail. Radiator. Stairs leading to first floor with understairs storage. Door to;

LOUNGE

17' 5" x 11' 11" (into alcove) (5.33m x 3.65m) uPVC double glazed box bay window to front. Textured and coved ceiling. Dado rail. Deep skirting boards. Feature ornate carved wooden fireplace with decorative arched inset housing coal effect living gas fire. Wired for two wall lights. Radiator. TV aerial point.

RECEPTION TWO/PLAYROOM/STUDY

9' 9" x 9' 9" (2.98m x 2.98m) Textured and coved ceiling. Kromotex oak grey flooring. Deep skirting boards. TV aerial point.

KITCHEN/DINING ROOM

27' 7" x 10' 2" (8.43m x 3.10m) uPVC double glazed window to side. Further obscured double glazed window overlooking utility room. Part Kromotex grey oak flooring and part ceramic tiled flooring. A range of wall and base units with round edge work surfaces and tiled splash backs incorporating; stainless steel sink unit with mixer tap. Recess for American fridge/freezer with storage units to side and over. Recess for range cooker with stainless steel extractor fan over. Plumbing for a washing machine and dishwasher. Room for under unit freezer. Breakfast bar. Built-in wine cooler.

REAR PORCH

Door to rear garden. Outhouse to side.

CLOAKROOM

uPVC double glazed window to rear. Coved ceiling. Ceramic tiled walls and floor. Three piece suite comprising; corner tiled walk-in shower cubicle, pedestal wash hand basin and low level WC. Heated chrome towel ladder.

Outhouse to side with two velux windows to ceiling. Paved floor. Power and lighting. Door leading to rear garden.

FIRST FLOOR

LANDING AREA

Two uPVC double glazed windows to side. Dado rail. Deep skirting boards. Radiator. Turned staircase to second floor with uPVC double glazed window to rear.

BEDROOM ONE

15' 9" (into alcove) x 15' 8" (into bay) (4.82m x 4.80m) uPVC double glazed bay window to front with further uPVC double glazed windows to front. Textured and coved ceiling. Deep skirting boards. Wired for two wall lights. Radiator. TV aerial point.

BEDROOM TWO

12' 6" x 10' 2" (3.83m x 3.12m) uPVC double glazed window to rear. Laminate wood flooring. Wall mounted Worcester boiler. Radiator.

BEDROOM THREE

12' 3" x 9' 10" (3.74m x 3.02m) uPVC double glazed window to rear. Radiator.

BATHROOM

Two uPVC obscured double glazed windows to side. Down lighters to ceiling and extractor fan. Suite comprising ceramic bath, tiled side and splash backs,

Michael Graham Young

Low level WC, vanity unit with inset wash hand basin and mixer tap and a walk-in ceramic tiled double shower unit. Heated chrome towel ladder. Radiator.

SECOND FLOOR

uPVC double glazed window to rear. Dado rail. Deep skirting boards.

BEDROOM FOUR

15' 9" x 12' 10" (4.81m x 3.92m) uPVC double glazed window to front. Two velux style windows to ceiling. Wooden strip flooring. Dado rail. Deep skirting boards. Radiator. TV aerial point.

BEDROOM FIVE

12' 2" x 10' 0" (3.72m x 3.07m) uPVC double glazed window to rear. Dado rail. Deep skirting boards. TV aerial point. Radiator.

OUTSIDE

REAR GARDEN

Enclosed garden with wooden gate to side. Paved patio areas. Flower beds. Outside tap.

FRONT GARDEN

Small steps leading up to tiled front garden with low level wall surround.



Tenure
Freehold

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Council Tax Band

Viewing Arrangements
Strictly by appointment

Contact Details

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