

70 Watkins Square

Llanishen | Cardiff | CF14 5FL



Detached Coach House with 2 garages | Asking Price Of £185,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this Freehold detached coach house with *2 GARAGES*. Accommodation comprises entrance hall with walk in storage cupboard, stairs to first floor where there is an open plan lounge/ kitchen/ diner, 2 bedrooms and a bathroom. Ideal investment or first time purchase.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)**
- **Viewing Arrangements** Strictly by Appointment

GROUND FLOOR ENTRANCE HALL

Entered via upvc double glazed door with obscure glazed panels. Radiator. Door to large under stairs storage cupboard. Stairs rising to first floor living accommodation.

LOUNGE/DINER/KITCHEN

16' 0" x 14' 9" (4.88m x 4.50m)
Upvc double glazed window to front. Radiator. Range of base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer

tap. Built in oven with four ring gas hob end extractor above.

Plumbing for washing machine. Cupboard housing gas boiler, Telephone point. TV aerial point.

FIRST FLOOR LANDING

Radiator. Door to small storage cupboard. Doors to bedrooms and bathroom. Open to:-

BEDROOM ONE

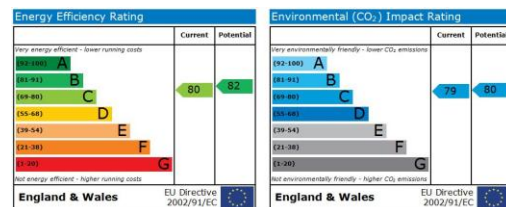
10' 2" x 9' 3" (3.10m x 2.83m)
Double glazed uPVC window to front. Radiator. TV aerial point. Telephone point.

BEDROOM TWO

10' 2" x 7' 6" (max) (3.11m x 2.31m) Double glazed uPVC window to front. Radiator. Access to loft space.

BATHROOM

5' 10" x 5' 6" (1.78m x 1.70m)
Wood effect vinyl flooring. Radiator. Part tiled walls. Bath with mixer tap and with wall mounted shower attachment, pedestal wash hand basin with hot and cold taps, w.c. Extractor fan.



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