

# Ffordd Ty Unnos

Cardiff CF144NJ



- Three bedrooms
- End of terrace

- Modern & superbly presented

- Two allocated parking spaces



A modern end of terrace three bedroom home conveniently located at the end of a close, ideally placed for access to all local amenities and transport links.

Presented to a show home standard throughout and offering accommodation briefly comprises of; Entrance hallway, W/C, Lounge, Dining Room and kitchen to the ground floor. To the first floor, two double bedrooms, a further single bedroom and family bathroom.

The property also benefits from an enclosed rear garden and two allocated of road parking spaces.

## Entrance

**Hallway** 3'5x 7'0 (1.04m x 2.13m)

Wood effect flooring, doors to WC and reception room.

**WC** 3'0 x 6'1 (0.91m x 1.85m)

Tiled floors, washbasin and low level WC. Double glazed PVCu obscured widow to the front.

**Lounge** 12'5 widest x 16'1 longest (3.78m widest x 4.90m longest)

Living space laid to carpet with an under stairs cloakroom/storage space. Double glazed PVCu windows to the front aspect, double doors to the dining room and carpeted stairs leading to the first floor. Radiators.

**Dining Room** 8'2 x 9'5 (2.49m x 2.87m)

Approached from the lounge, wood effect flooring with access to the kitchen. PVC double glazed french doors opening onto the rear garden patio area. Radiator.

**Kitchen** 6'9 x 9'5 (2.06m x 2.87m)

Tiled floors with range of wall and base units. Integrated oven with a four ring gas hob and chimney style extractor above. Stainless steel sink and half and drainer, tiled splash backs and double glazed PVCu window to the rear aspect. Space and plumbing for washing machine and space for fridge/freezer.

## First Floor

### Landing

Laid to carpet with doors to all rooms, loft hatch access and airing cupboard.

**Bedroom One** 13'5 x 8'7 (4.09m x 2.62m)

A spacious double bedroom laid to carpet with a double glazed PVCu window to the front aspect. Radiator.

**Bedroom Two** 12'0 x 8'6 (3.66m x 2.59m)

Double bedroom laid to carpet with radiator and PVCu double glazed window to the rear.

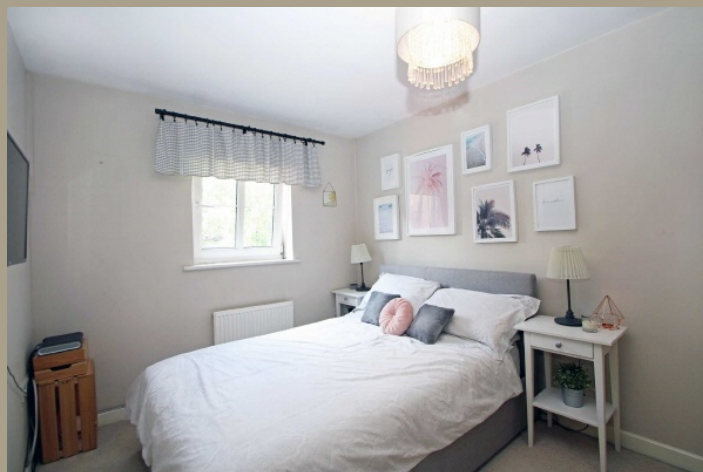
**Bedroom Three** 6'5 x 8'7 (1.96m x 2.62m)

Single bedroom laid to carpet with a double glazed PVCu window to the rear. Radiator.

**Bathroom** 6'5 x 6'1 (1.96m x 1.85m)

Wood effect flooring, three piece suite consisting of a panelled bath with overhead shower and folding glazed shower screen, pedestal washbasin and low level WC. Extractor, radiator and obscured double glazed window to the front.

## Outside



### Front

Allocated parking space and paved path to front door.

### Garden

Enclosed rear garden with paved patio area, raised decking area and artificial lawn. Gate to side access.

### Tenure

We have been advised by the vendor that the property is FREEHOLD.