

1 Kimberley Terrace

Llanishen | Cardiff | CF14 5EA

End Terraced House | Offers In Region Of £235,000



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PROPERTY DESCRIPTION

****SITUATED IN THE HEART OF LLANISHEN VILLAGE**** An end of terrace house situated in this sought after location close to all local amenities. The accommodation comprises entrance hall, lounge/dining room, kitchen, four bedrooms and bathroom. The property has a forecourt to the front of the house and a low maintenance paved garden to the rear. ****VIEWING RECOMMENDED****

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 1,076 sq ft
- **Viewing Arrangements** Strictly by Appointment

DESCRIPTION

****SITUATED IN THE HEART OF LLANISHEN VILLAGE**** An end of terrace house situated in this sought after location close to all local amenities. The accommodation comprises entrance hall, lounge/dining room, kitchen, three bedrooms and bathroom. The property has a forecourt to the front of the house and a low maintenance paved garden to the rear. ****VIEWING RECOMMENDED****

LOCATION

Llanishen Village offers good local shopping facilities as well as Doctors Surgery and Pharmacy. The village has a local public house, coffee shop, Church and regular bus service into the City Centre. Llanishen Train Station is also a short walk from the property. Cardiff Lifestyle Shopping Park is also close by offering more shops including Marks & Spencers. An ideal location with facilities literally on your doorstep.

ENTRANCE HALL

Entered via uPVC double glazed door with obscure glazed panels. Further obscure leaded glazed panel to side. Ceramic tiled floor. Lighting.

LOUNGE/DINING ROOM

27' 1" x 14' 11" into alcove (8.28m x 4.55m) uPVC double glazed windows to front with leaded fan lights. Part coved ceiling. Further uPVC double glazed window to rear. Turned staircase to first floor. Feature fireplace with marble inset and hearth. Cupboards housing gas meters. Three central heating radiators. Door to;

KITCHEN

12' 6" x 9' 5" (3.83m x 2.89m) uPVC double glazed windows to side and rear plus obscure double glazed door giving access to rear garden. Ceramic tiled floor. Range of fitted wooden base and wall units with round edge work surfaces incorporating stainless steel sink unit with mixer tap and tiled splashbacks. Built in electric oven with gas hob and stainless

steel extractor hood above. Pull out corner carousel unit. Plumbing for automatic washing machine and dish washer. Vented for tumble dryer. Recess for fridge freezer. Central heating radiator.

FIRST FLOOR

Landing area, access to loft space.

BEDROOM ONE

15' 4" x 9' 4" into alcove (4.68m x 2.85m) uPVC double glazed window to rear with leaded fan lights. Textured and coved ceiling. Central heating radiator. Stud wall partition between bedrooms 2 & 4 originally one larger room.

BEDROOM FOUR /STUDY

9' 1" x 5' 2" (2.78m x 1.59m) uPVC double glazed window to front with leaded fan light. Central heating radiator. Stud wall partition between bedrooms 2 & 4 originally one larger room.

BEDROOM TWO

12' 1" x 9' 0" (3.70m x 2.76m) uPVC double glazed window to rear. Textured ceiling. Access to further

loft space. Airing cupboard with shelving housing Worcester gas boiler.

BEDROOM THREE

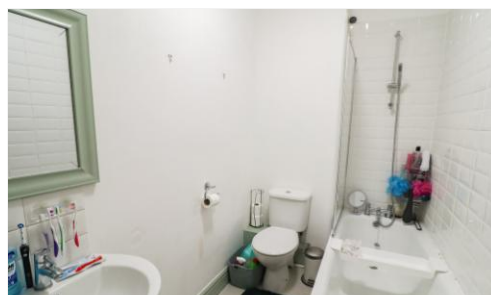
9' 1" x 6' 8" (2.78m x 2.04m) uPVC double glazed window to rear.
Central heating radiator.

BATHROOM

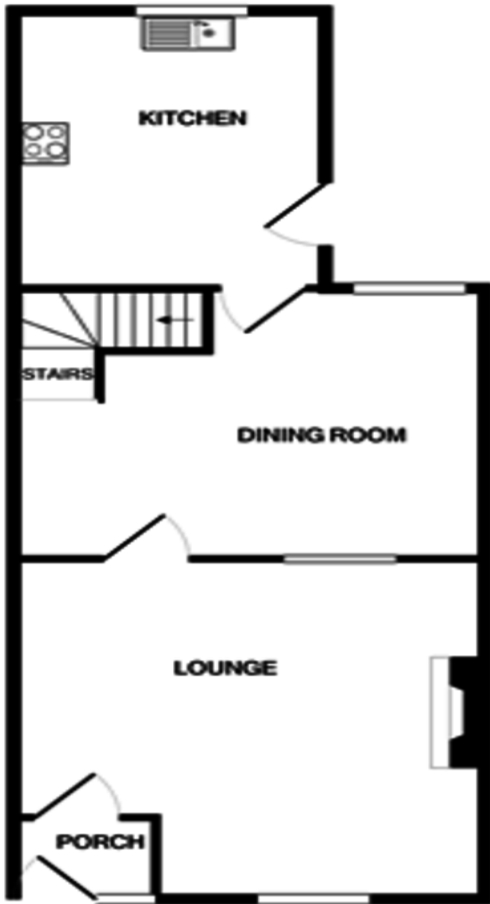
Three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Part tiled walls. Extractor fan. Heated chrome towel ladder.

OUTSIDE

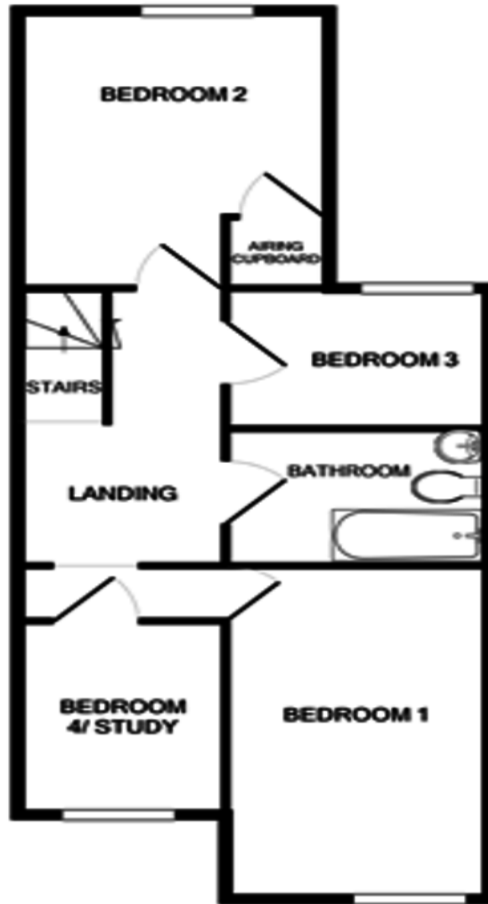
Paved forecourt to the front of the house and a low maintenance paved rear garden. Gate to side.



FLOORPLANS

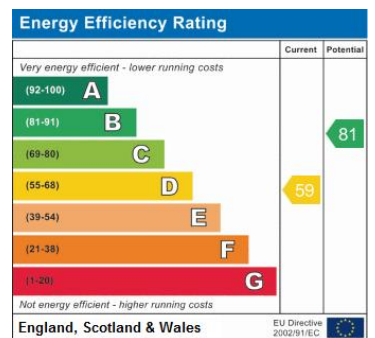


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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029 2052 9026

114 Caerphilly Road, Cardiff CF14 4QG

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