

# 60 Mynachdy Road

Mynachdy | Cardiff | CF14 3EA

**Semi-Detached House | Offers Over £200,000**



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# PROPERTY DESCRIPTION

A fantastic opportunity to acquire a 3 bed semi detached property on a generous corner plot with development potential (subject to planning permission). The property is located in the popular area of Mynachdy with excellent transport links and easy access to the Heath Hospital and Cardiff City Centre. The accommodation comprises entrance hall, lounge sitting room, kitchen, 3 good size bedrooms and a bathroom with separate w.c. Driveway and gardens to front, side and rear. No chain.

- **Tenure** Freehold
- **Council Tax Band** D
- **Floor Area (approx.)** 1,141 sq ft
- **Viewing Arrangements** Strictly by Appointment

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## ENTRANCE HALL

Entered via wooden door. Stairs to first floor. Under-stairs storage cupboard housing meters. Radiator. Door to large walk in storeroom with shelving and window to rear porch.

## LOUNGE

12' 0" x 10' 0" (3.66m x 3.05m)  
Double glazed window to front.  
Radiator. Coving.

## SITTING ROOM

16' 4" x 11' 3" (4.98m x 3.43m)  
Double glazed window to front.  
Radiator. Built in dresser. Fireplace with coal effect fire. TV aerial point. Picture rail.

## KITCHEN

11' 3" x 8' 3" (3.43m x 2.54m)  
Double glazed window to rear.  
Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor over. Plumbing for washing machine. Door to :-

## REAR PORCH

Obscured double glazed uPVC door to rear garden. Window to side ( to hallway store room ). Door to rear store room with obscured double glazed window to rear.

## FIRST FLOOR

### STAIRS & LANDING

Obscured double glazed window to rear. Access to loft space.

## BEDROOM ONE

16' 4" x 11' 2" max (4.98m x 3.41m)  
Double glazed window to front.  
Radiator. 2 sets of fitted wardrobes, one side housing 'Worcester' combi boiler. Picture rail.

## BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)  
Double glazed window to front.  
Radiator. Fitted wardrobe and dressing table. Picture rail.

## BEDROOM THREE

10' 7" x 8' 3" (3.24m x 2.54m)  
Double glazed window to rear.  
Picture rail. Radiator.

## BATHROOM

Obscured double glazed window to side. Panelled bath with hot and cold taps and with electric shower over, pedestal wash hand basin with hot and cold taps. Radiator. Tiled walls. Tongue and groove ceiling.

## SEPARATE W.C

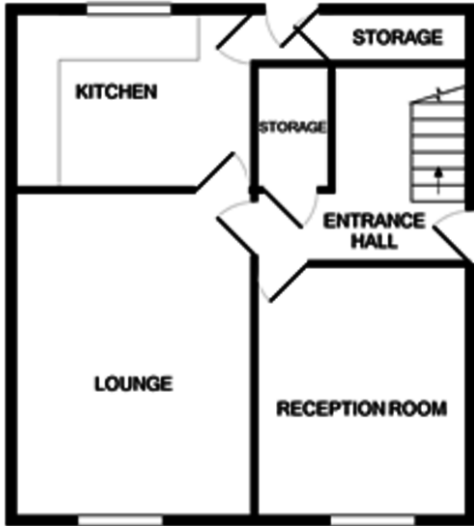
Obscured double glazed window to rear. Tiled walls. W.c.

## OUTSIDE

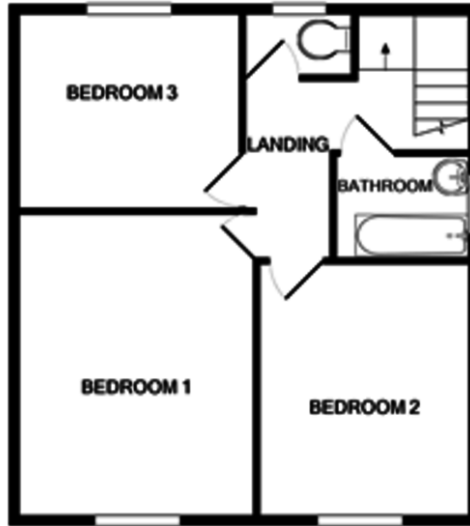
Situated in a large corner plot.  
Driveway and lawn to front with  
wrought iron gate. Lawned to side  
and rear.



# FLOORPLANS

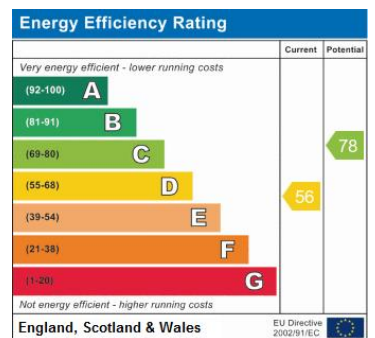


GROUND FLOOR



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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