



54 THREE ARCHES AVENUE, LLANISHEN,
CARDIFF. CF14 0NW

Traditional, Three Bedroom, Bay Fronted, Semi-detached House, in a pleasant, popular tree lined road. Local facilities are close by at Rhydypenau Cross Roads and there are ample retail sites across North Cardiff. Ample recreation space is readily available at Rhydypenau Park and Roath Park with its Lake & Gardens is also within easy reach. Cardiff City Centre is three miles and can be accessed by bus from Heathwood Road or rail from Heath Halt. Local schools include Rhydypenau Junior and the ever-popular Cardiff High.

The property is built of brick with rendered elevations under a tiled roof and has the benefit of gas central heating via a combination boiler together with uPVC double glazed windows & doors. The accommodation is well proportioned and has been well maintained but would now benefit from some upgrading and modernisation.

Briefly Comprising: Porch, Hall, Lounge, Dining Room, Kitchen, Utility Room, Store Room. First Floor: Landing, Three Bedrooms Bathroom with additional Separate Shower Cabinet. Easily Maintained Front Garden and Attractive Rear Garden.

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £379,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH: Double glazed uPVC outer storm doors, tiled floor and inner hardwood door to –

HALL: Radiator, staircase to first floor with handrail, newel post and balustrades, under stairs storage area, paned doors to both lounge and dining room and panelled door to the kitchen. Door off to Utility Room.

FRONT LOUNGE: (13'7" inc bay x 12'0") Bay window with double glazed uPVC windows with curtain rail above and one radiator, coal effect gas fire set on a raised marble hearth and mantelpiece over, coving and ceiling light.

DINING ROOM: (22'5" x 11'0") Coal effect gas fire set on a raised hearth with tiled surround and a timber mantelpiece over, two radiators, double glazed uPVC window to rear, coving, two ceiling light fittings with ceiling roses.

KITCHEN: (20'6" x 6'9 becoming 8'4") Double glazed uPVC window to side, uPVC fully glazed door to side, double glazed uPVC French doors to rear garden with curtain pole above, radiator to dining area, ceramic tiled floor. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in one and half bowl sink unit with mixer tap. Space for washing machine, slot-in cooker with extractor above and space for fridge/freezer or similar. Part wall tiling, coving and two fluorescent lights.

UTILITY ROOM: (9'8" x 8'11") Range of fitted units comprising cupboards, work surfaces and built-in sink unit, double glazed uPVC window to rear, one radiator, tiled floor to match kitchen, door to rear garden and panelled door off to

STORE: (9'8" x 9'5") With up and over garage style door.

FIRST FLOOR

LANDING: Double glazed uPVC window to side, handrail newel post and balustrading, ceiling light and panelled doors to all rooms.

FRONT BEDROOM ONE: (13'8" inc bay x 11'2") Double glazed uPVC window to front with radiator under and ceiling light.

REAR BEDROOM TWO: (12'10" x 11'2") Double glazed Upvc window to rear, curtain rail above, one radiator. Built-in cupboards, wall mounted Worcester Combination boiler to serve central heating and hot water. Ceiling light.

FRONT BEDROOM THREE: (9'0" x 6'11") Double glazed uPVC window to front with curtain pole above and one radiator under, loft hatch and ceiling light.

BATHROOM: (7'6" x 6'11") Two double glazed uPVC frosted windows to side. Suite in white comprising: Panelled bath, pedestal wash hand basin, low flush close coupled w.c. and Separate Shower cabinet with wall mounted electric shower, part wall tiling, one radiator, coving and inset ceiling lighting.

EXTERIOR

FRONT GARDEN: With forecourt and room for two cars

REAR GARDEN: With outside tap, paved area to back door, wrought iron gate. Easily maintained rear garden with easterly aspect and having approximate length of 35'.

***TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

***Web-site:** Details of this and other properties can be found on our website: www.croftsanddavies.co.uk*

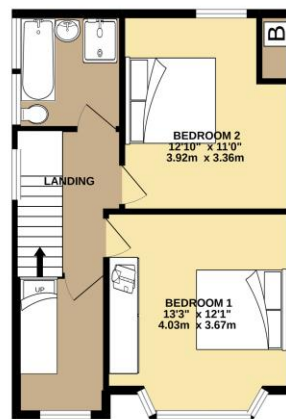
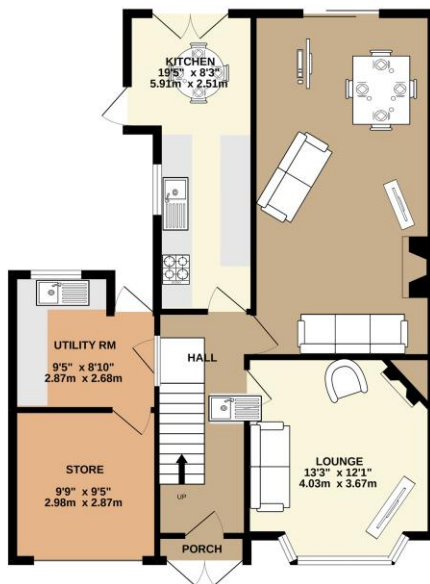






GROUND FLOOR
802 sq ft. (74.6 sq.m.) approx.

1ST FLOOR
459 sq ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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