

# *Crofts Davies & Co*

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## **70 TATHAM ROAD, LLANISHEN, CARDIFF. CF14 5FB**

Modern, Three Storey, Four Bedroom, End Terrace, Town House situated in pleasant and convenient position off Ashbourne Way itself off Ty Glas Road. There are ample local facilities close by including varied and useful shops at Llanishen Business Park and local schools include Coed Glas Primary School, which is a short walk away. Ample recreational space is close by at Llanishen Leisure Centre and open space is also nearby at Hill Snook Park; Roath Park with its Lake and Wild gardens is also within easy reach. Bus routes to the Cardiff City Centre are available on Ty Glas Road and Ty Glas Avenue and there is also a rail service from Ty Glas Station, close by.

The property is built to a modern, well-proportioned design and has the benefit of gas central heating, together with uPVC double glazing. The accommodation has been well maintained, is spaciouly laid out on three floors and is offered with vacant possession. Briefly comprising:

Hall, G.F. W.c. Kitchen/Diner, Large Lounge opening to the garden. First Floor Landing: Three Bedrooms and Fitted bathroom with shower. Second Floor: Large Fourth Bedroom and Ensuite Shower Room. Front Driveway, Attached Garage and Rear South Facing Garden with patio.

**ATTRACTIVE FOUR BEDROOM TOWN HOUSE**

**NO CHAIN**

**PRICE GUIDE: £349,950**

**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.

**Composite front door** to –

**HALL: (15'6" x 6'8")** Dogleg staircase to first floor, with handrail, newel posts and balustrades. Ceiling light, radiator and understairs storage area. Panelled doors to all rooms.

**G.F. CLOAKROOM:** Double glazed uPVC window to front, suite in white comprising low flush close coupled w.c. corner wash hand basin, fuse box, ceiling light and radiator.

**FRONT KITCHEN/DINER: (15'2" inc bay x 9'2)** Bay to front with double glazed uPVC window with fitted venetian blinds. Range of fitted units comprising, cupboards, drawers and mock timber work surfaces, four ring gas hob with oven under, extractor over, one and half bowl built-in sink unit with mixer tap, tiled splash back, one radiator, ample space for fridge/freezer, integrated Hotpoint washing machine, dish washer and four spot ceiling light fitting.

**REAR MAIN LOUNGE: (21'8 x 8'11)** Double glazed uPVC French doors to rear garden with adjacent vertical blind and curtain pole above and double glazed uPVC window, fitted vertical blinds, curtain rail, one radiator under and two ceiling lights.

### **FIRST FLOOR**

**LANDING: (12'7" x 6'7")** Staircase to 2<sup>nd</sup> floor, built-in cupboard with fitted shelving and built-in airing cupboard with hot water cylinder, panelled doors to all rooms.

**FRONT BEDROOM ONE: (12'5 x 9'3)** Double glazed uPVC window to front with curtain pole above, one radiator and pendant light.

**REAR BEDROOM TWO: (13'4 x 9'4)** Double glazed uPVC window to rear with curtain pole above and pendant light.

**REAR BEDROOM THREE: (7'4 x 6'7)** Double glazed uPVC window to rear, radiator under and pendant light.

**FRONT BATHROOM: (5'5 x 6'6)** Bath with Mains shower over, spray screen, wash hand basin, low flush close coupled w.c. towel rack style radiator, double glazed uPVC frosted window to front, part-wall tiling, extractor fan and ceiling light fitting. Cushion floor covering.

**SECOND FLOOR: (20'10 x 12'5)** Window to front with fitted roller blind and one radiator under, velux window to rear, one radiator under. Built-in cupboard to front with wall mounted boiler to serve heating and hot water.

**ENSUITE TO REAR: (7'8" x 6'0")** Double glazed uPVC frosted window to rear, suite in white comprising a walk-in shower cabinet with Mains shower, low flush close coupled w.c. and wash hand basin with mixer tap. Towel rack style radiator cushion floor covering, extractor fan and ceiling light.

## **EXTERIOR**

**DRIVEWAY:** Giving access to –

**ATTACHED SINGLE GARAGE : (16'9 x 8'0)** With pitched tiled roof, fitted light and a remote controlled, electric up and over door, pedestrian door to rear garden.

**REAR GARDEN :** Easily maintained slab patio and mainly laid to lawn and having an approximate length of 35' with a southerly aspect. Outside light and outside tap.

**Epc rating C73.**

**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](http://www.croftsanddavies.co.uk)**



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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