

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



61 GLENWOOD, LLANEDEYRN, CARDIFF CF23 6UT

Modern, Easily Maintained, Three Bedroom, Mid link house, situated in a pleasant, convenient cul-de-sac position within easy reach of local facilities. Ample retail outlets are within easy reach across the eastern side of the city including the retail park at Pontprennau and Cardiff City Centre is four miles and can be readily accessed via the Circle Road which surrounds the Llanedeyrn Development and also gives access to the junction for the A48M.

The property is built of brick under a tiled roof and has the benefit of gas central heating together with double glazing – the majority being in upvc. The accommodation is well proportioned with good sized rooms and is set on an easily maintained plot which includes a garage. The property has been well maintained with a recent well fitted kitchen but would now benefit from some modernisation and decoration but provides an ideal opportunity for a first-time buyer.

Briefly Comprising: Hall, Ground Floor Cloakroom, Lounge / Dining Room, Fitted Kitchen, rear porch and conservatory. First Floor: Landing, Three bedrooms and Bathroom. Easily Maintained Front Garden, Rear Courtyard and Single Garage.

THREE BEDROOM HOUSE: SUIT FIRST TIME BUY

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £199,950

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

HALL: (17'6 x 5'7) Built- in cupboard, double glazed uPVC front door, one radiator, staircase to first floor with hand rail, newel post and balustrades, glazed door to kitchen.

GROUND FLOOR CLOAKROOM: (3' x 5'6) Low flush close coupled w.c. wash basin with vanity unit, frosted window to front, fuse box, part tiled walls, door to hall.

KITCHEN: (11'9 x 10'8) Double glazed uPVC window to front, fitted vertical blind, ceramic tiled floor. Range of fitted units comprising, cupboards, drawers and work surfaces, built-in five ring gas hob, separate double oven, one and half bowl sink unit, spaces for washing machine, fridge/freezer and dishwasher, part wall tiling, overhead cooker extractor and ceiling light fitting.

LOUNGE: (14'10 x 16'10) Gas fire set in reconstituted stone surround, double glazed patio doors, ceiling light fitting, understairs cupboard and glazed door to –

REAR PORCH: Door off to – **CONSERVATORY: (9' x 8')** Windows to two sides and double-glazed uPVC double doors to rear courtyard.

FIRST FLOOR

LANDING: (8' x 5'10) Built-in airing cupboard.

FRONT BEDROOM ONE: (11' x 9'10) Double glazed uPVC window to front with curtain track above, radiator under. Large built-in wardrobe. Coving and ceiling light.

REAR BEDROOM TWO: (12'11 x 8'11) Double glazed uPVC window to rear. Built-in cupboard with hanging rail & shelf, built-in over bed cupboards, radiator, coving and ceiling light.

REAR BEDROOM THREE: (9'11 x 7'7) Double glazed uPVC window to rear with fitted vertical blinds, one radiator, built-in cupboard.

BATHROOM: (8' x 6'6) Double glazed uPVC frosted window to rear. Suite in white comprising: Retired type walk-in shower, low flush close coupled w.c. wash hand basin, radiator, fully tiled walls, built-in airing cupboard with wall mounted Worcester combination boiler to serve heating and hot water. Coving and ceiling light.

EXTERIOR

FRONT GARDEN: Easily maintained lawns and central path.

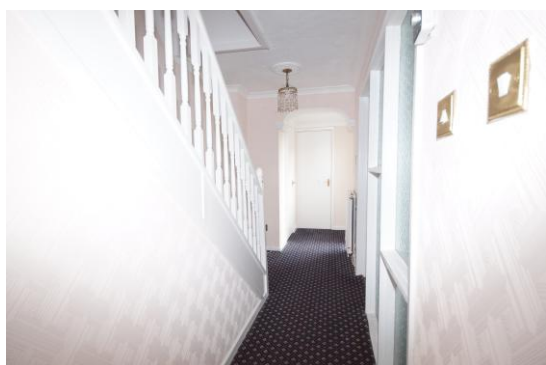
REAR GARDEN: Paved with raised beds, artificial pond, gate to rear.

GARAGE: (15'5 x 7'8) With up and over door, door & window to rear.

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

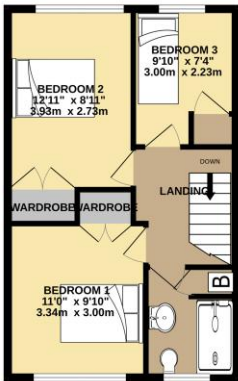
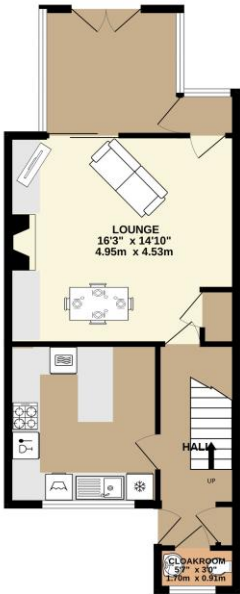






GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan (GSD)

