

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



8 WOOLASTON AVENUE, LAKESIDE, CARDIFF. CF23 6EZ

Easily Maintained Modern Two Bedroom House situated in a pleasant & convenient position within easy reach of local facilities on nearby Clearwater Way and further amenities at Rhydypenau Cross Roads. Ample recreational space is close by including Swan Mear Wood as well as Roath Park with it's Lake & Gardens. Local schools include Lakeside Junior, directly behind the property and the ever-popular Cardiff High.

The property is built of brick under a tiled roof and has the benefit of a recently installed gas central heating system via a combination boiler together with uPVC Double Glazing. The house is well proportioned with good size rooms and occupies a good size, easily maintained, level plot with driveway and south facing rear garden. Briefly Comprising:

Porch, Hall, Large Lounge, Fitted Kitchen, Two Double Bedrooms, Fitted Bathroom, Driveway for Two Cars, Easy Rear Garden.

**MODERN EASILY MAINTAINED
TWO BEDROOM HOUSE**

VIEWING BY APPOINTMENT

PRICE GUIDE: £ 314,950

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

OUTER HALL : UPVC double glazed front door giving access to -

HALL: (12'8 x 3') Inner door, Parquet floor, panelled doors to lounge and kitchen, coving and pendant light.

MAIN LOUNGE: (17'11 x 14') Double glazed uPVC picture window to rear, three quarter glazed uPVC door to match, parquet floor, two radiators, staircase to first floor, coving and two pendant lights.

KITCHEN: (11'7 x 10'7) Large double glazed uPVC picture window to front with fitted vertical blinds. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, spaces for slot-in gas cooker, fridge freezer, washing machine and dishwasher, splash back tiling, one radiator, cushion floor covering, coving and three spot ceiling light fitting.

FIRST FLOOR

LANDING: Panelled doors to all rooms, built-in landing cupboard with fitted shelf and wall mounted Baxi Combination gas boiler to serve heating and hot water.

FRONT BEDROOM ONE: (11'7 x 14') into fitted wardrobe space) Large double glazed uPVC picture window to front, curtain pole above and one radiator under. Extensive range of built-in wardrobes with hanging rails and shelving, coving and ceiling light.

REAR BEDROOM TWO: (11'2 x 10'9 plus built-in wardrobe **6'7 x 3'2)** Wardrobe with fitted shelving and hanging rails, double glazed uPVC picture window to rear with view across Lakeside Junior School Playing Fields, curtain pole above, fitted vertical blinds, one radiator under, coving and pendant light.

BATHROOM: (6'4 x 7'9 Less airing cupboard) Suite in white comprising: Panelled bath with electric shower over, wash hand basin, low flush close coupled w.c. fully tiled walls, coving, ceiling light, extractor fan and towel rack style radiator.

EXTERIOR

FRONT FORECOURT: Easily maintained with room for two cars.

REAR GARDEN: Paved with a central raised flower bed, having an approximate length of 40' and having a southerly aspect.

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.

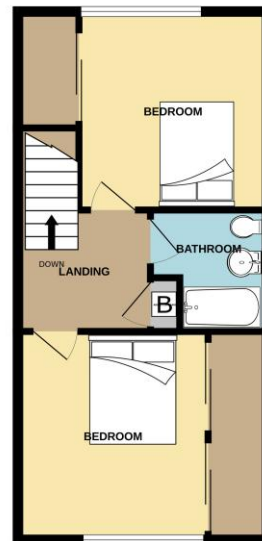
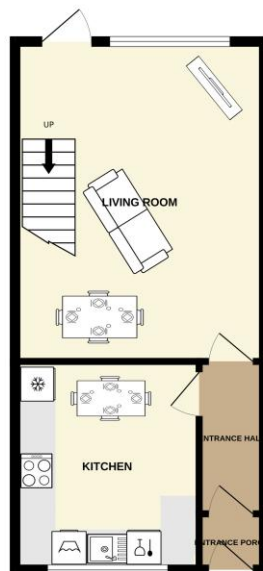
Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk





GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 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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DETAILS END