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A modern, freehold, centrally heated detached house requiring some modernisation.



7 Robin Close  
Cyncoed  
Cardiff CF23 7HN

Accommodation Briefly Comprises: \*Entrance Hall \*Cloakroom/WC \*Dining Room \*Lounge \*Kitchen \*Four Bedrooms \*Family Bathroom/WC \*Gardens  
\*Detached Garage \*NO CHAIN

**PRICE: £195,000 or offer**

### Ground Floor

#### **Entrance Hall**

Aluminium double glazed front door and side panel. Radiator.

#### **Cloakroom/WC**

Low level WC. Pedestal basin. Radiator. Aluminium double glazed window.

#### **Lounge 17' x 11'6"**

Fitted gas fire. Double panelled radiator. Sliding double glazed aluminium patio doors overlooking front garden. Aluminium double glazed window. Opening to:

#### **Dining Room 12'6" x 8'**

Radiator. Aluminium double glazed window.

#### **Kitchen 12'7" x 8'7"**

Range of base and eye level cupboards. Work tops. AEG 5 ring gas hob. New World oven and grill. Wall mounted gas fired central heating boiler. Plumbed for washing machine. Part tiled walls. Aluminium double glazed window. Aluminium double glazed door.

### First Floor

#### **Landing**

Radiator. Access to loft. Airing cupboard. Aluminium double glazed window.

#### **Bedroom One 11'7" x 11'2"**

Range of fitted wardrobes to one wall. Wash hand basin set in vanity unit. Built-in wardrobe. Radiator. Aluminium double glazed window.

#### **Bedroom Two 9'6" x 8'**

Radiator. Range of fitted wardrobes to one wall. Wash hand basin set in vanity unit. Aluminium double glazed window.

#### **Bedroom Three 9'9" x 8'**

Aluminium double glazed window. Radiator.

#### **Bedroom Four 8'5" x 5'11"**

Radiator. Aluminium double glazed window.

#### **Bathroom/WC**

Panelled bath with electric shower over. Pedestal basin. Low level WC. Part tiled walls. Double panelled radiator. Aluminium double glazed window.

Outside

**Gardens**

Front Garden

Paved patio area. Lawn with trees and shrubs.

Rear Garden

Small paved garden.

**Detached Garage**

With up and over door.

**Tenure**

Freehold

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