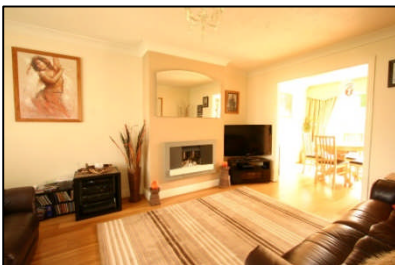


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A beautifully kept, modern, freehold, centrally heated, semi-detached house in this quiet cul-de-sac. Early viewing advised.



16 Padarn Close
Cyncoed
Cardiff CF23 6ER

Accommodation Briefly Comprises: Porch *Entrance Hall *Lounge
*Kitchen/Dining Room *Three Bedrooms *Bathroom/WC *Gardens
*Attached Garage

PRICE: £265,000 or offer

Location

Catchment area for Lakeside Primary School and Cardiff High School. Roath Park with all of its amenities is a very short walk away. Local shops are at Lakeside and Cyncoed Village.

Ground Floor**Entrance Porch**

Tiled floor.

Entrance Hall

uPVC double glazed front door. Wood block floor. Radiator. Understairs cupboard. Coving. uPVC double glazed side window.

Lounge 15'10" x 11'6"

Real wood oak flooring. Feature gas fire with pebbles and real flames. Radiator. Coving. uPVC double glazed window. Opening to:

L-Shaped Kitchen/Dining Room 17'11" x 11'7"

Real wood oak flooring. Radiator. Coving. uPVC double glazed French doors leading to rear garden. Base and eye level cupboards. Work tops. Twin bowl stainless steel sink unit with mixer tap. Ceramic 4 ring electric hob. Stainless steel cooker hood. Double oven. Built-in fridge. Built-in freezer. Built-in dishwasher. Tiled floor. Part tiled walls. Plumbed for washing machine. Radiator. uPVC double glazed window and side door. Spotlights. Coving.

First Floor**Landing**

With access to roof space. uPVC double glazed window.

Bedroom One 15'2" x 10'7"

uPVC double glazed window. Radiator. Coving. Airing cupboard with Baxi combi boiler. Storage cupboard.

Bedroom Two 11' x 9'6"

uPVC double glazed window. Radiator. Coving.

Bedroom Three 11'9" x 7'

uPVC double glazed window. Radiator. Coving.

Bathroom/WC 7'6" (max) x 6'7"

Panelled bath with Mira mains shower over. Pedestal basin. Low level WC. Tiled floor. Tiled walls. uPVC double glazed window. Radiator. Spotlights.

Outside

Gardens

Rear Garden – mainly lawned with two paved patio areas.

Front Garden – lawned with borders.

Garage

Attached with up and over door.

Tenure

Freehold



PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order. Sales details issued by this office on behalf of another Capital Group member have not been verified by us as accurate under the Property Misdescriptions Act 1991. Any intending purchaser requiring more information should make enquiries through this office.