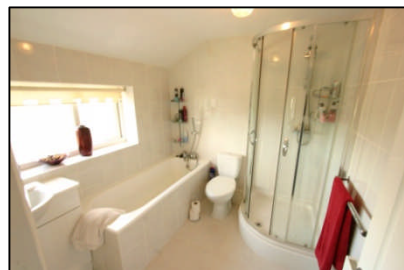


A freehold, centrally heated, detached house which has been well maintained and is situated just off Carisbrooke Way.



17 Lothian Crescent
Cyncoed
Cardiff CF23 9HY

Accommodation Briefly Comprises: *Entrance Hall *Lounge *Sitting Room
*Kitchen/Breakfast Room *Three Bedrooms *Bathroom/WC *Gardens
*Garage

PRICE: £245,000 or offer

Ground Floor

Entrance Hall

uPVC double glazed front door and side panels. Double panelled radiator. Coving. Understairs cupboard housing Ariston condensing boiler.

Lounge 13' x 11'5"

Adam-style fireplace with cast-iron insert with coal-effect gas fire set on marble hearth. Double panelled radiator. uPVC double glazed window. Coving.

Sitting Room 13'7" x 8'7"

uPVC double glazed French door leading to rear garden. Radiator. Coving.

Kitchen/Breakfast Room 18' x 11'

Stainless steel sink unit with mixer tap. Base and eye level cupboards with work tops. Diplomat ring electric hob. Diplomat electric oven. Built-in fridge/freezer. Plumbed for automatic washing machine. uPVC double glazed window. uPVC double glazed French door leading to rear garden. Double panelled radiator. Spotlights. Coving.

First Floor

Landing

uPVC double glazed window. Access to loft.

Bedroom One (front) 13'6" x 10'4"

uPVC double glazed window. Radiator.

Bedroom Two (rear) 11'2" x 10'3"

uPVC double glazed window. Radiator.

Bedroom Three (front) 9'5" x 7'5"

uPVC double glazed window. Radiator. Fitted cupboard.

Bathroom/WC 8'2" x 7'3"

Panelled bath. Shower cubicle with mains shower over. Wash hand basin set in vanity unit. Low level WC. Tiled walls. Radiator. uPVC double glazed window.

Outside

Gardens

Rear Garden

Mainly laid to lawn with patio area and decking.

Front Garden

Gravelled.

U05

hentons.co.uk

Garage

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.