

An attractive three bedroom, semi detached property in this sought after and quiet position. Now in need of some modernisation.



'Pilning' 60 St Ina Road,
Heath,
Cardiff CF14 4LT

Accommodation Briefly Comprises: *Porch *Hall *WC *Lounge * Dining Room * Kitchen *Utility Room *Three Bedrooms *Bathroom/WC *Garage *Gardens *No Chain

PRICE: £249,950 or offer

Location

Situated within the catchment area for Llanishen High School and Ton-yr-Wen Primary School. Roath Park with all its amenities is nearby. Access to the City Centre is approximately 2 miles away.

Ground floor**Entrance Porch**

Double doors. Terrazzo flooring. Part tiled walls.

Entrance Hall

Front door with stained glass and decorative side panels. Decorative stained glass side window. Double panelled radiator. Coving. Picture rail. Meter cupboard. Walk-in understairs storage cupboard.

WC

Low level WC. Wash hand basin. Single panelled radiator.

Lounge 13'7" into bay x 12'6"

Bay window. Single panelled radiator. Picture rails.

Dining Room 12'9" x 12'

Sliding aluminium patio door leading to the garden. Single panelled radiator. Fire surround with polished stone back and hearth. Electric fire. Plate rack. Coving.

Kitchen 9'7" x 6'10"

Range of base and eye level units. Work tops. Crockery cupboard. Stainless steel sink unit with double drainer.

Utility Room 8' x 5'

Doorway to garden. Plumbing for washing machine. Part tiled walls.

First floor**Landing**

Secondary double glazing. Picture rail. Coving.

Bedroom One 13'9" x 11'3"

Bay window. Range of built in wardrobes. Picture rail. Coving.

Bedroom Two 12'10" x 12'5"

Aluminium double glazed window. Range of built in wardrobes with sliding fronts. Picture rail.

Bedroom Three 7'8" x 7'8"

Secondary double glazing. Built in wardrobes. Single panelled radiator. Picture rails.

Bathroom/WC 7'9" x 6'8"

Aluminium window. Panelled bath with electric shower over. Pedestal basin. Low level WC. Airing cupboard with Saunier Duval combi boiler. Single panelled radiator. Part tiled walls.

Outside**Driveway to single Garage****Gardens**

Mainly lawned gardens. Greenhouse. Patio area.

Tenure

Freehold

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