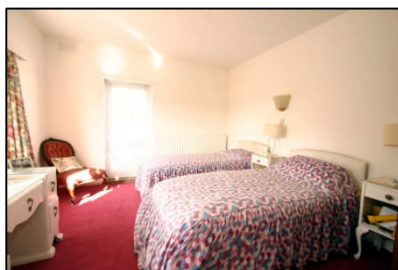


U48

hentons.co.uk

A spacious, freehold, centrally heated, individual detached house situated in this prominent position on this favoured road. This property offers scope for extension, subject to planning.



Tegfan, 48 Pwllmelin Road
Llandaff
Cardiff CF5 2NJ

Accommodation Briefly Comprises: *Porch *Hall *Cloakroom/WC *Lounge
*Kitchen/Breakfast Room *Three Bedrooms *Bathroom *Garage *Garden
*No Chain

PRICE: £375,000 or offer

Location

Situated within easy walking distance of Bishop of Llandaff school. Llandaff village with its array of shops is nearby. Access to the Western Avenue is a short driving distance away.

Ground floor

Entrance Porch 2'9" x 2'10"

Double door. Tiled floor.

Entrance Hall 8'6" x 5'10"

Cloakroom/WC 2'10" x 4'9"

Low level WC. Tiled floor. Half tiled wall.

Lounge 19'3" x 13'10"

Three large picture windows. French doors to garden. Tiled fireplace with fitted gas fire. Fitted cupboard. Two radiators.

Kitchen/Breakfast Room 19'7" x 13'6"

Large picture window overlooking front garden. Stainless steel sink. Base and eye level cupboards. Fitted breakfast bench. Double panelled radiator. Pantry off. Open tread staircase leading to upstairs.

First floor

Landing 13'5" x 7'7"

Picture window. Radiator. Airing cupboard. Access to loft.

Bedroom One (front) 10'2" x 10'10"

Two windows. Built in wardrobes. Radiator.

Bedroom Two (front) 13'10" x 10'10"

Two windows. Built in wardrobes. Radiator.

Bedroom Three (side) 7'7" x 10'5"

Window. Built in wardrobes. Radiator.

Bathroom/WC 7'7" x 6'4"

Window. Panelled bath. Pedestal basin. Low-level WC. Heated towel rail. Tiled walls.

Outside

Garage 9'8" x 17'5"

Coal Shed

Gardens

Front, rear and side gardens, which are mainly laid to lawn.

Tenure

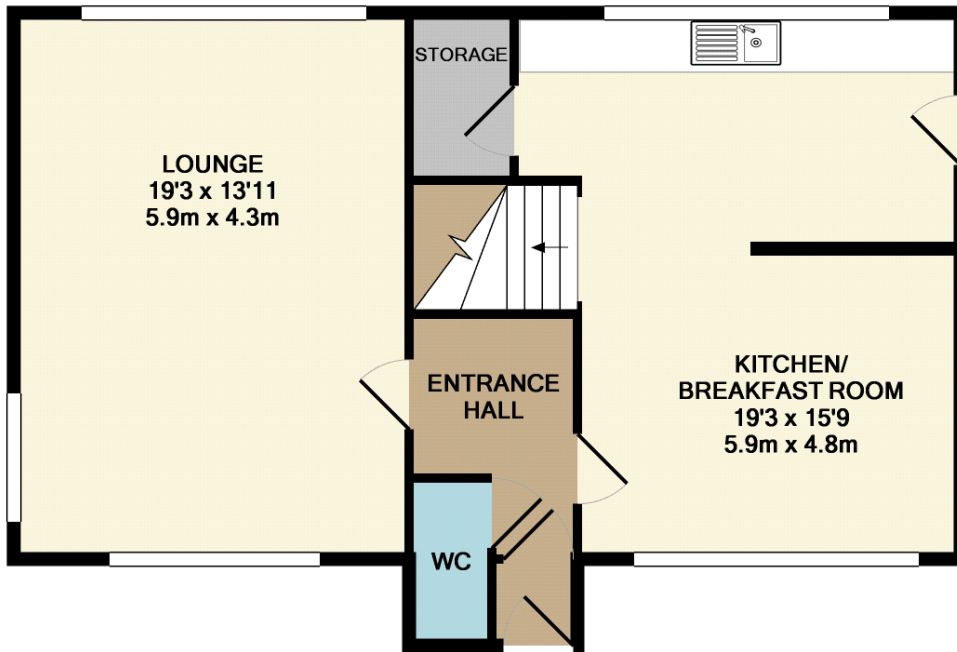
Freehold

NB

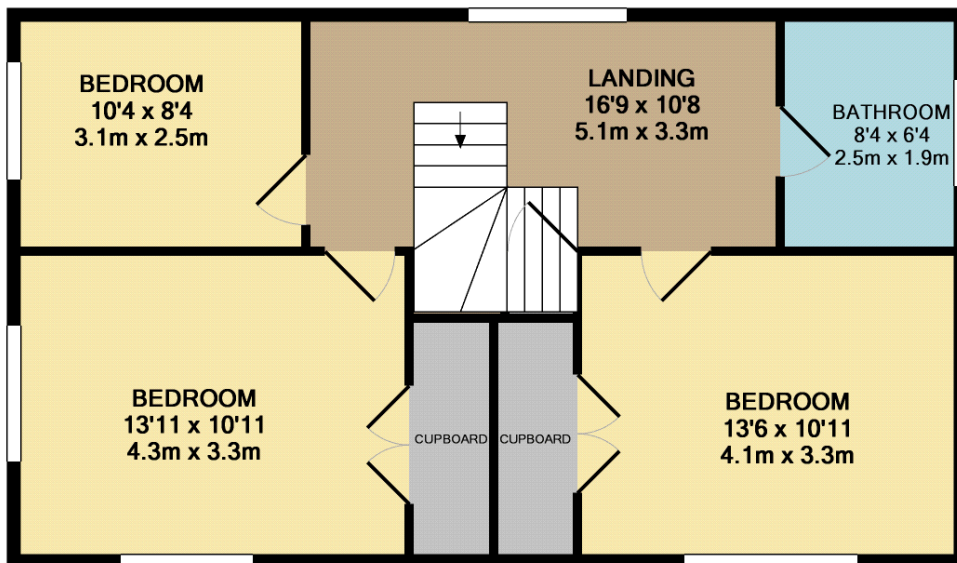
In accordance with the Estate Agents Act 1979, we declare a personal interest.



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.



GROUND FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.8 SQ.M.)

TEGFAN
TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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