

19 Wyncliffe Gardens, Cardiff, South Glamorgan. CF23 7FA

£379,950



FOR SALE

PROPERTY DESCRIPTION

SUBSTANTIAL THREE STORY FOUR BEDROOM SEMI DETACHED TOWN HOUSE....UPGRADED KITCHEN & EN SUITE WITH UNDER FLOOR HEATING.... AMPLE OFF ROAD PARKING & DETACHED GARAGE....VIEWING HIGHLY RECOMMENDED....

Ideal family accommodation conveniently located on Pentwyn Road within close proximity to major supermarkets, public transport and major road networks.

The accommodation briefly comprises to the ground floor: entrance hallway, wc/cloakroom, refitted kitchen with under floor heating and lounge overlooking the garden.

Whilst to the first floor there are two bedrooms one with refurbished en suite with underfloor heating.

To the second floor there are two bedrooms and family bathroom.

Other features include gas "Combi" central heating system, double glazing, front and rear garden, generous driveway leading to single detached garage.

Viewing a Must to fully appreciate!!!

FEATURES

- SUBSTANTIAL THREE STORY FOUR BEDROOM SEMI DETACHED TOWN HOUSE
- LOUNGE
- KITCHEN
- WC/CLOAKROOM
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- GAS COMBI CENTRAL HEATING & DOUBLE GLAZING
- FRONT & GENEROUS REAR GARDEN
- DRIVEWAY & GARAGE
- VIEWING A MUST TO FULLY APPRECIATE !!!
- EPC : C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Entrance via double glazed front door.

ENTRANCE HALLWAY

Textured finish to the ceiling, central heating radiator, solid wood flooring, stairs to the first floor. Doors through to:

WC/CLOAKROOM

2' 9" x 5' 9" (0.84m x 1.75m)

Obscure double glazed window to the front aspect, textured finish to the ceiling, two piece suite comprising, low level wc, vanity unit housing wash hand basin with mixer tap over and storage cupboards under, central heating radiator, solid oak flooring.

KITCHEN

8' 1" x 11' 0" (2.46m x 3.35m)

Double glazed window to the front aspect, inset spot lighting to the ceiling, range of wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with drainer and mixer tap over, intergraded appliances include four ring gas hob with glass splash back and modern extractor over, single electric fan assisted oven and wine chiller, wall mounted boiler serving domestic hot water and central heating system, underfloor heating, tiled flooring.

LOUNGE

15' 5" x 13' 8" (4.70m x 4.17m)

Double glazed window and "French" doors to the rear aspect, textured finish to the ceiling, "Feature" papered finish to the one wall, inset electric fire with "Limestone" surround, central heating radiator, under stairs storage cupboard, modern wall mounted central heating radiator, solid wood flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Textured finish to the ceiling. Doors through to:

BEDROOM 1

15' 5" x 9' 8" (4.70m x 2.95m)

Two double glazed windows to the rear aspect, "Feature" papered finish to the one wall, two central heating radiators, double fitted wardrobes and drawer unit, engineering laminate flooring. Door through to:

EN SUITE SHOWER ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

Obscure double glazed window to the side aspect, inset spotlighting to the ceiling, three piece suite comprising, double walk in shower enclosure with rain water shower head and glass screen wrap around, close coupled wc, vanity unit with marble top housing ceramic wash bowl and mixer tap over, tiled splash back areas, wall mounted chrome heated towel rail, underfloor heating, tiled flooring and matching upstands.

BEDROOM 2

15' 5" x 8' 8" (4.70m x 2.64m)

Two double glazed windows to the ear aspect, textured finish to the ceiling, "Feature" papered finish to the one wall, central heating radiator.

STAIRS TO THE SECOND FLOOR

LANDING

Textured finish to the ceiling, access to loft space, storage cupboard. Doors through to:

BEDROOM 3

15' 5" x 9' 8" (4.70m x 2.95m)

Two double glazed windows to the rear aspect, textured finish to the ceiling, "Feature" papered finish to the one wall, two central heating radiators.

BATHROOM

9' 0" x 6' 7" (2.74m x 2.01m)

Obscure double glazed window to the side aspect, textured finish to the ceiling, three piece suite comprising, panelled bath with twin grips and mixer tap with hand shower attachment over, pedestal wash hand basin with mixer tap over, low level wc, tiled splash back areas, wall mounted shaver point, central heating radiator, tiled flooring.

ROOM DESCRIPTIONS

BEDROOM 4

15' 5" x 8' 8" (4.70m x 2.64m)

Two double glazed windows to the front aspect, textured finish to the ceiling, central heating radiator.

OUTSIDE

FRONT

Wrought Iron railings and gate, blue slate border, mature shrubbery.

REAR

Enclosed garden with "Indian Sandstone" paved patio area, blue slate borders with mature trees and shrubbery.

SIDE

Driveway offering ample off road parking for two family vehicles.

GARAGE

Driveway offering ample off road parking for two family vehicles.

N.B.

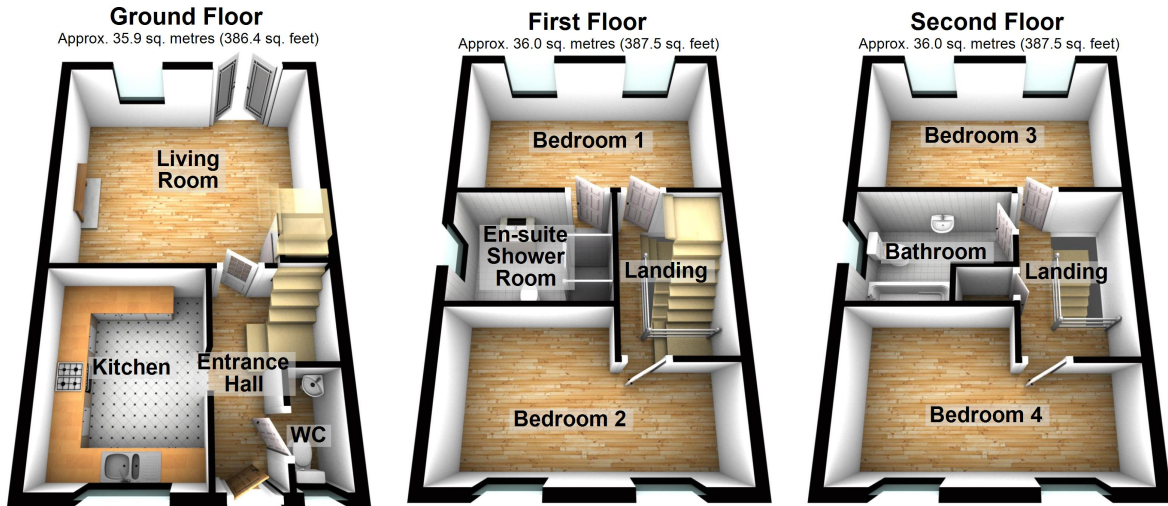
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



FLOORPLAN & EPC



Total area: approx. 107.9 sq. metres (1161.4 sq. feet)

