



## 73 Heol Cynwrig, Cardiff

£359,950 Freehold

**BEAUTIFULLY PRESENTED MODERN THREE BEDROOM FAMILY HOME TWO CAR DRIVEWAY \*\*** A bright and beautifully presented mid link 'Afon Teifi' style Redrow built family home, in a popular location being a short distance from transport links and amenities also within the catchment for sought after 'Groeswen' primary school. Entrance hallway, cloakroom, large lounge, spacious kitchen and diner with integrated appliances. To the first floor are three good sized bedrooms, principal with ensuite shower room and a separate family bathroom with bath and shower. Gas central heating, double glazing. Southerly facing lawned rear garden, two car driveway to rear. EPC rating: B.

Council Tax band: E

Tenure: Freehold

## **ENTRANCE HALLWAY**

Approached via a composite entrance door leading to the entrance hallway. Door to lounge and cloakroom. LVT flooring. Radiator.

## **CLOAKROOM**

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. LVT flooring. Radiator.

## **LOUNGE**

17' 5" x 11' 10" (5.31m x 3.61m)

Overlooking the lawned front garden, a good sized primary reception. Under stairs storage cupboard. Staircase to first floor. LVT flooring. Radiator. Door to kitchen.

## **KITCHEN AND DINER**

16' 0" x 9' 11" (4.87m x 3.01m)

Modern fitted kitchen well appointed along three sides in shaker style fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with curved glass cooker hood above. Two integrated ovens. Integrated fridge freezer. Integrated washing machine. Ample space for large family dining table. LVT flooring. Window to rear. French doors opening to the rear garden.

## **FIRST FLOOR LANDING**

Approached via a full turning staircase leading to the central landing area. Access to roof space. Storage cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

## **BEDROOM ONE**

10' 4" x 9' 11" (3.14m x 3.03m)

Overlooking the delightful rear garden, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

## **ENSUITE SHOWER ROOM**

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Tiled splash back. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

## **BEDROOM TWO**

10' 10" x 8' 6" (3.30m x 2.59m)

Overlooking the entrance approach, a second double bedroom. Laminate flooring. Radiator.

## **BEDROOM THREE**

9' 1" x 7' 2" (2.78m x 2.18m)

Aspect to front, a good sized third bedroom. Laminate flooring. Radiator.

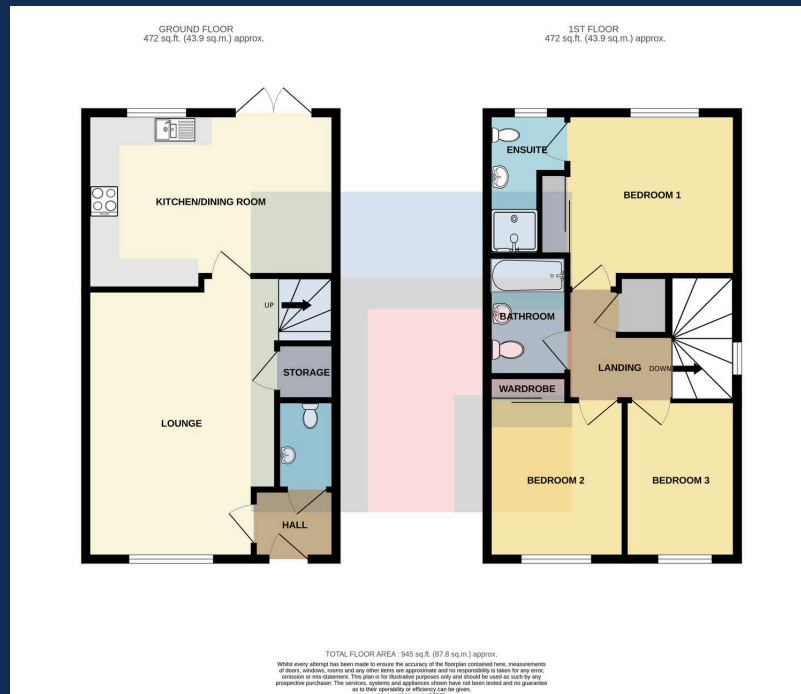
## **FAMILY BATHROOM**

6' 11" x 5' 7" (2.10m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel glass shower screen. Tiled splash back. Electric shaver point. Extractor fan. Chrome heated towel rail.







**RADYR 029 2084 2124**

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