

## 26 Triscombe Drive, Cardiff

£635,000 Freehold

**\*\*DETACHED PROPERTY\*\*FOUR DOUBLE BEDROOMS\*\*GARAGE\*\*QUIET CUL-DE-SAC\*\*** A beautifully presented, four double bedroom, detached property in a quiet cul-de-sac. Entrance hallway, cloakroom, spacious family lounge, extended dining room, Medan extended kitchen and utility room. To the first floor; master bedroom with en-suite, second double bedrooms, family bathroom and a further two double bedrooms. Well maintained rear garden. Large driveway. Garage with electric door. EPC Rating: C  
Council Tax band: F

Tenure: Freehold

## **ENTRANCE**

### **HALLWAY**

Dimensions: 13' 3" x 6' 9" (4.05m x 2.07m). Entered via a uPVC door, good sized hallway. Built in, under stairs storage cupboard. Staircase leading to first floor with glass and wooden bannister.

### **CLOAKROOM**

Dimensions: 6' 9" x 2' 10" (2.06m x 0.87m). Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Radiator. Obscured glass window to front.

### **LOUNGE**

Dimensions: 13' 0" x 12' 7" (3.97m x 3.84m). A spacious family lounge with gas fireplace, wooden mantelpiece and marble hearth. uPVC window to front. Large archway through to dining room.

### **DINING ROOM**

Dimensions: 19' 0" x 9' 7" (5.80m x 2.93m). An extended dining room with solid oak floors. Ample space for dining room table. Radiator. Bi-fold doors opening into the beautifully maintained rear garden. Door through to kitchen.

### **KITCHEN**

Dimensions: 18' 9" x 9' 10" (5.74m x 3.0m). Appointed along three sides, eye and low level cupboards beneath quality laminate worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Integrated five ring gas hob with extractor hood and stainless steel splashback. Integrated oven, integrated grill and space for American fridge/freezer. uPVC window to side and rear. Quality flooring. Doors to dining room, hallway and utility room.

### **UTILITY ROOM**

Dimensions: 7' 10" x 7' 9" (2.41m x 2.38m). Appointed along one side, low level cupboards and quality laminate worktop matching kitchen units. Stainless steel sink with twin taps and side drainer. Continuation of flooring from kitchen. Plumbing for washing machine and space for tumble dryer. Wall mounted 'Worcester' gas central heating boiler. uPVC window and door to rear. Integral door to garage.

## **FIRST FLOOR**

### **LANDING**

Doors to all rooms. Airing cupboard housing hot water cylinder. Access to loft.

## **BEDROOM ONE**

Dimensions: 11' 8" x 10' 5" (3.58m x 3.20m). A good sized master bedroom. Radiator. uPVC window to front. Door to en-suite.

### **ENSUITE**

Dimensions: 8' 11" x 4' 0" (2.74m x 1.23m). Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with glass sliding screen, chrome shower and wall panels. Wall mirror and light. Chrome heated towel rail. Extractor fan. Obscured glass window to side.

## **BEDROOM TWO**

Dimensions: 16' 9" x 10' 11" (5.12m x 3.35m). A second double bedroom. Ample space for wardrobes. Radiator. uPVC window to front.

## **BEDROOM THREE**

Dimensions: 11' 9" (max)x 9' 1" (max)(3.60m x 2.78m). A third double bedroom. Built in mirrored, sliding door wardrobes. Radiator. uPVC window to rear.

## **BEDROOM FOUR**

Dimensions: 13' 9" x 7' 9" (4.21m x 2.38m). A fourth double bedroom. Radiator. uPVC window to rear.

## **FAMILY BATHROOM**

Dimensions: 6' 9" x 5' 6" (2.06m x 1.70m). Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath either chrome mixer tap and chrome shower. Half wall tiling. Shaving point. Chrome heated towel rail. Extractor fan. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

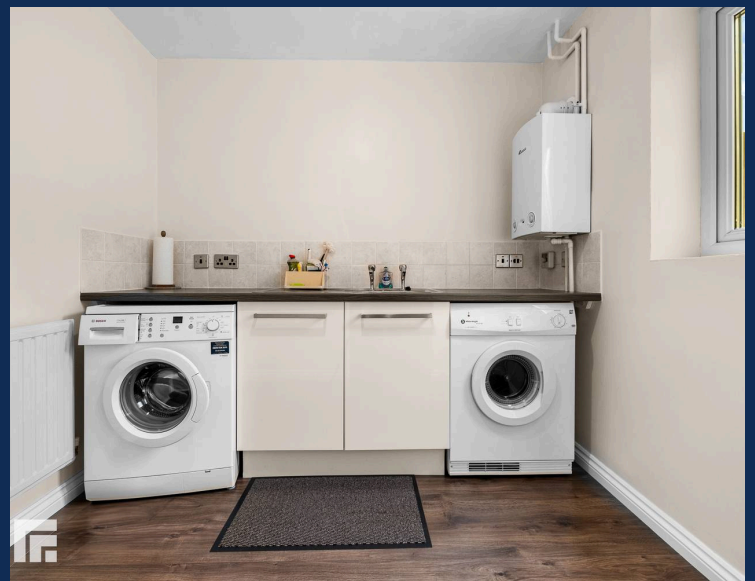
Bordered by a timber fence, a level, well maintained rear garden. Paved patio area. Area of lawn with beds of mature plants and shrubs to one side. Outside tap. Timber gate to side for access.

### FRONT

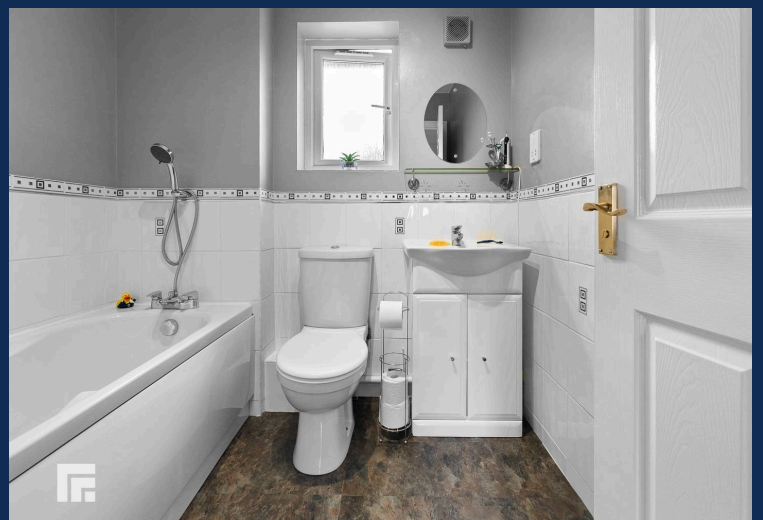
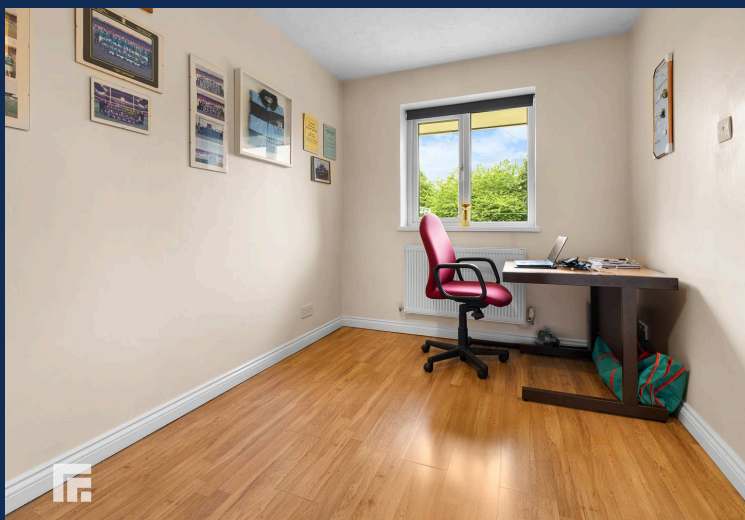
Open porch. Half block paved and half tarmac driveway with parking for up to three vehicles. Timber gate to side for rear access.

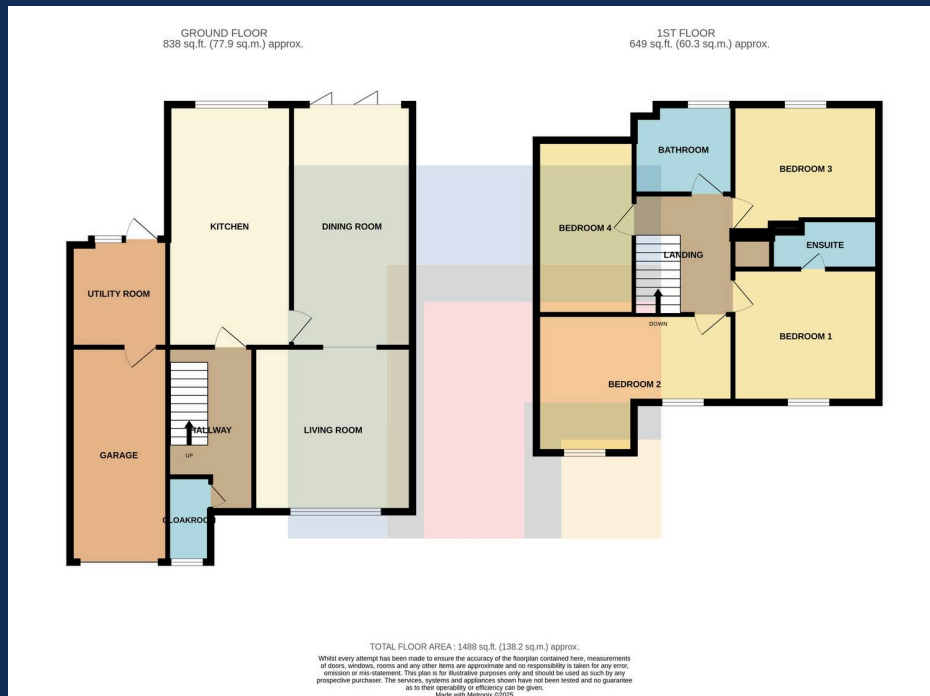
## GARAGE

Dimensions: 17' 0" x 8' 7" (5.20m x 2.62m). Single garage with electric door. Fob and wall controls. Power and lighting.









**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**