

3 Heol Y Pavin, Cardiff

£369,950 Freehold

A charming mid terrace traditional family home in the heart of Llandaff village being close to amenities, Llandaff Cathedral and Green. Entrance hall, lounge, sitting room, kitchen and diner with door to the rear garden. To the first floor are two bedrooms and a good sized family bathroom, with shower over bath. Gas central heating. Upvc double glazed windows with upvc double glazed sash windows to front. Southerly facing rear garden. Large brick built storage/workshop to rear. No chain. EPC Rating: TBC

Council Tax band: E

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a composite door with obscured glass window to upper part. Additional wood door to hallway. Staircase to first floor. Radiator.

LOUNGE

11' 5" x 11' 0" (3.49m x 3.36m)

With uPVC sash window to front. Low level cupboard housing the gas meter. Radiator.

SITTING ROOM

11' 7" x 10' 4" (3.54m x 3.15m)

Overlooking the rear garden. Feature brick fireplace. Under stairs storage cupboard with lighting. Radiator. Door to kitchen and diner.

KITCHEN/DINER

16' 10" x 7' 9" (5.14m x 2.36m)

Well appointed along three sides in woodgrain effect finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with oven below and cooker hood above. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Wall mounted combi gas central heating boiler. Window to rear and side. Wall tiling to splash back areas. Tiled flooring. Door to rear garden. Ample space for dining table. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the first floor landing.

BEDROOM ONE

14' 5" x 11' 6" (4.40m x 3.50m)

With UPVC sash window overlooking the entrance approach, a good sized primary bedroom. Radiator. Access to roof space.

BEDROOM TWO

10' 8" x 8' 8" (3.26m x 2.64m)

With uPVC window overlooking the rear garden. Radiator.

FAMILY BATHROOM

7' 10" x 7' 6" (2.39m x 2.28m)

White suite comprising low level wc, wash hand basin, p-shaped bath with shower above and swivel glass shower screen. Low level storage cupboard with shelving. Wall tiling to splash back areas. Tiled flooring. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

BRICK BUILT STORAGE/WORK SHOP

12' 6" x 8' 2" (3.80m x 2.48m)

With door from the rear garden. Window looking onto garden. Ideal storage room or potential workshop. Power and lighting.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

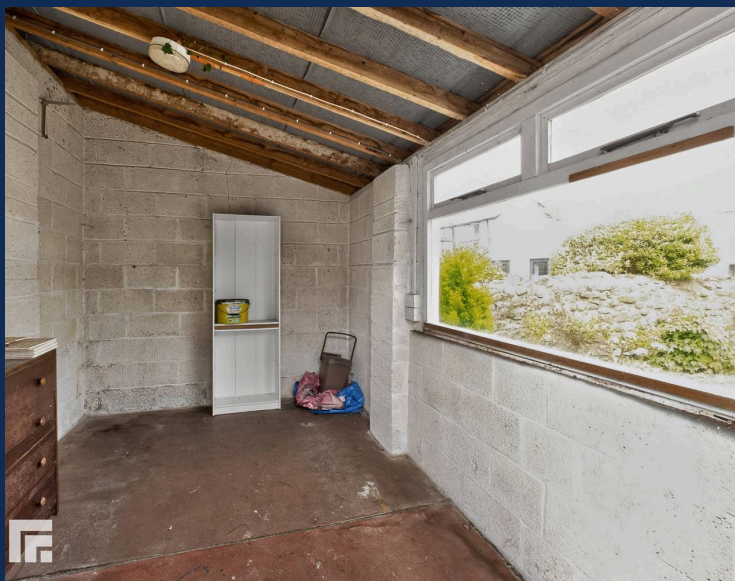
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