

## 85 Heol Collen, Cardiff

£299,950 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## **ENTRANCE HALL**

Entered via door leading from private driveway. Tiled flooring. Pendant light fitting. Radiator. Doors to lounge and downstairs WC. Power points. Stairs rising to first floor.

## **LOUNGE/DINER**

Carpeted flooring. Two pendant light fittings. Power points. TV and telephone point. Radiator. Double glazed uPVC sliding doors leading to rear garden. Door leading to kitchen;

## **W.C**

Tiled flooring. W.C. Pedestal wash hand basin with mixer tap over and tiled splashback. Pendant light fitting. Double glazed obscure uPVC window to side aspect.

## **KITCHEN**

Large fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring gas hob with extractor hood above. Tiled flooring. Part tiled walls. Integrated oven. Space for dishwasher and washing machine. Space for fridge freezer Spotlights. Storage cupboard housing Combi-boiler. Door to;

## **MASTER BEDROOM**

Carpet to floor. Double glazed uPVC window to rear aspect. Fitted wardrobes. Pendant light fitting. Power points. Radiator. Door to ensuite;

## **EN-SUITE**

Modern ensuite with tiled flooring. Obscure double glazed uPVC window. White three-piece suite including vanity enclosed wash hand basin, Shower cubicle with Glass shower screen. Heated towel rail. Extractor fan. Pendant light fitting.

## **BEDROOM TWO**

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points.

## **BEDROOM THREE**

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points.

## **BATHROOM**

Modern bathroom. Floor to ceiling tiles. White three-piece-suite comprising W.C, pedestal wash hand basin with mixer tap over and panelled bath with shower over. Extractor fan. Spotlights. Double glazed obscure uPVC window to front aspect.

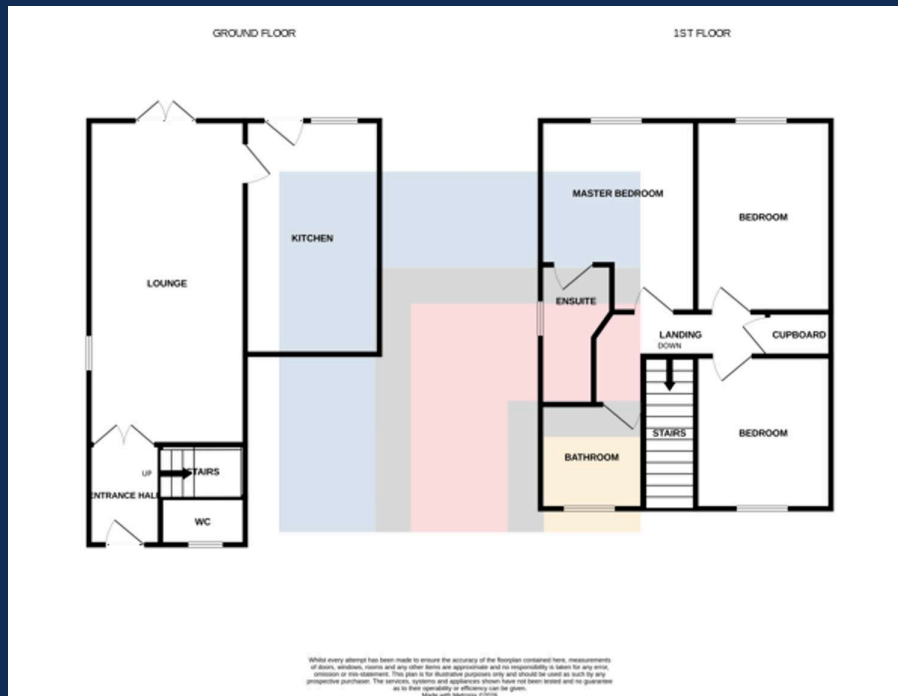
## **OUTSIDE**

Front - Driveway. Path leading to front door. Rear - Laid to patio. Wall and fence border. Shingled areas.

## **TENURE**

MGY have been advised that the property is FREEHOLD.





**CARDIFF** 029 2046 5466

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