



24 Triscombe Drive, Cardiff

£665,000 Freehold

A beautifully presented three, double bedroom property in the sought after area; Llandaff. A welcoming hallway leading to an impressive open plan family living space with modern, high spec kitchen, ample space for dining table, spacious lounge and utility room. To the first floor; primary bedroom with en suite, a second double bedroom, family bathroom, third double bedroom with loft space and study area with balcony. (Previously four bedrooms-could reinstate wall). Landscaped rear garden. Driveway and integral garage. NO CHAIN. EPC rating: TBC

Council Tax band: F

Tenure: Freehold

Entrance

Entered via a modern composite door, a welcoming open hallway area. Radiator. Staircase with painted wooden spindles leading to first floor. Door to WC. Opening into kitchen/dining room.

Cloakroom/WC

6' 8" x 2' 9" (2.02m x 0.85m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap. Radiator. Tiled splashbacks and flooring. Radiator. Obscured glass window to front.

Open plan kitchen/dining room

22' 11" x 19' 11" (6.98m x 6.08m)

An impressive, open plan kitchen/dining room. Appointed along two sides, low level draws and cupboards beneath quartz work surfaces; inset ceramic sink with chrome mixer and boiling water tap, integrated five ring induction hob with extractor hood, integrated low level oven with storage draw and integrated wine fridge. Ample space for dining room table and chairs. Extractor fan. Two radiators. Built in cupboard. Large UPVC bay window to front. Openings through to utility room and lounge.

Lounge

15' 10" x 13' 11" (4.82m x 4.25m)

An immaculately presented, light, family lounge. Wood burning stove. Aluminium framed, floor to ceiling windows do rear and bi folding doors to side opening into the landscaped rear garden. Spotlights. Under flooring heating.

Utility Room

Appointed along one side, matching kitchen units with integrated washing machine, integrated fridge freezer, integrated microwave and integrated dishwasher, concealed wall hung gas central heating boiler and space for American style fridge freezer. Radiator. UPVC subdue and door to rear. Door through to garage.

First Floor Landing

A light, good sized landing. Built in airing cupboard housing hot water cylinder. Access to boarded roof space. Quality 'LVT' flooring. Doors to all rooms.

Bedroom One

18' 3" x 10' 6" (5.57m x 3.19m)

A spacious primary bedroom with fitted wardrobe area. Quality 'LVT' flooring. Two UPVC windows to front. Spotlights. Radiator. Door to en-suite.

En-Suite

7' 7" x 3' 10" (2.30m x 1.16m)

Modern white suite; low level WC, composite wash hand basin with wall mounted mixer tap and vanity draws, walk in shower with chrome shower and glass sliding shower door. Marble tiled splashbacks and flooring. White heated towel rail. Shaving point. UPVC window to side. Underfloor heating.

Bedroom Two

15' 5" x 10' 8" (4.69m x 3.26m)

A second spacious double bedroom. Built in sliding door wardrobes. Radiator. Quality 'LVT' flooring. UPVC window to rear.

Study/Office space

8' 2" x 7' 5" (2.49m x 2.27m)

Study area with double French doors opening onto balcony overlooking the well manicured rear garden. Radiator. Continuation of quality 'LVT' flooring. Door to bedroom three.

Bedroom Three

16' 7" x 7' 10" (5.06m x 2.39m)

A third double bedroom. 'Dimplex' radiator. Quality 'LVT' flooring. Built in storage cupboard with wooden ladder leading to loft den/additional storage space. UPVC window to front.

Family Bathroom

8' 9" x 5' 7" (2.67m x 1.69m)

Modern white suite; low level WC, composite wash hand basin with wall hung chrome mixer tap and white countertop. Free standing bath tub with free standing chrome mixer tap and hand held shower. Extractor fan. Spotlights. White heated towel rail. Marble tiled splashbacks and flooring. Quartz sill. Obscured glass window to rear.

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.





REAR GARDEN

A private, enclosed landscaped rear garden bordered by a stone wall and timber fence. Paved patio leading to a well manicured lawn area with slate chipping borders and mature trees. Stone pathway to side with log store and timber gate for access.

FRONT GARDEN

Decorative stone area with timber gate to side for access to rear garden. Block paved driveway leading to garage and entrance.

GARAGE

Single Garage

Single garage with electric door. Power and lighting. Door into utility room.

DRIVEWAY

3 Parking Spaces



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