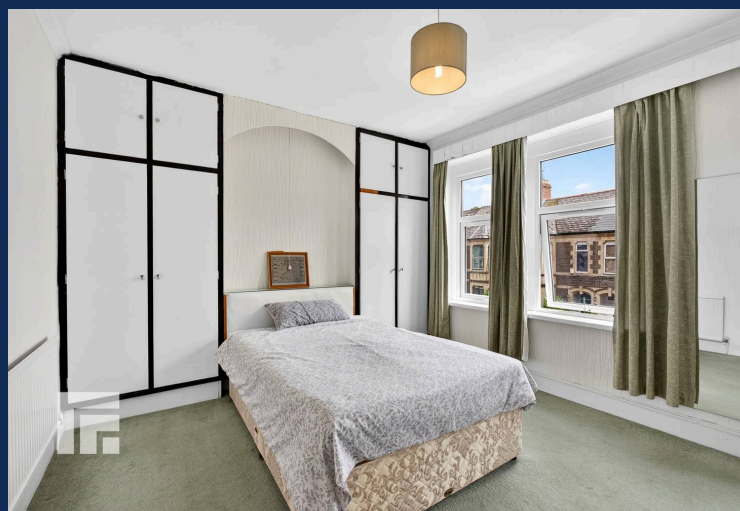




69 Llanfair Road, Cardiff

£450,000 Freehold

Council Tax band: E

Tenure: Freehold

HALLWAY

Entered via paved courtyard through to composite front door. Original tiled flooring. Coving to ceiling. Wall mounted lighting. Radiator. Stairs rising to first floor. Doors to all rooms.

LOUNGE

13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed uPVC bay window to front aspect. Carpeted flooring. Pendant light fitting. Alcoves with electric fire and exposed brick surround. Coving to ceiling. Radiator.

SITTING ROOM

11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed uPVC window to rear aspect. Sliding doors leading through from lounge. Carpeted flooring. Alcoves with exposed brick across one wall. Pendant light fitting. Coving to ceiling. Radiator.

DINING ROOM

15' 4" x 10' 0" (4.67m x 3.05m)

Double glazed uPVC window to side aspect. Feature fire place. Original tiled flooring. Coving to ceiling. Pendant light fitting. Radiator.

KITCHEN

10' 0" x 9' 1" (3.05m x 2.77m)

Singled glazed windows to side and rear aspect. Partly tiled walls and tiled flooring. Counters across two walls with inset sink and drainer with mixer tap over. Space for oven and plumbing for washing machine. Double doors leading to storage cupboard. Pendant light fitting. Radiator. Door leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing with carpeted flooring. Loft hatch. Pendant light fitting. Coving to ceiling. Storage cupboard housing hot water tank. Doors to three bedrooms and shower room.

BEDROOM ONE

15' 4" x 12' 0" (4.67m x 3.66m)

Double glazed uPVC windows to front aspect. Double bedroom. Carpeted flooring. Fitted cupboards to alcoves. Pendant light fitting. Coving to ceiling. Radiator.

BEDROOM TWO

11' 2" x 8' 11" (3.40m x 2.72m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves with original feature fireplace. Pendant light fitting. Coving to ceiling. Radiator.

BEDROOM THREE

10' 11" x 10' 0" (3.33m x 3.05m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Loft hatch. Pendant light fitting. Alcove. Radiator.

SHOWER ROOM

6' 8" x 6' 4" (2.03m x 1.93m)

Double glazed uPVC obscure window to side aspect. Walk in shower cubicle with electric powered showed over. Pedestal wash hand basin with hot and cold taps. WC. Fully tiled walls. Vinyl flooring. Pendant light fitting. Extractor. Radiator.

TENURE

MGY are advised that the property is FREEHOLD.

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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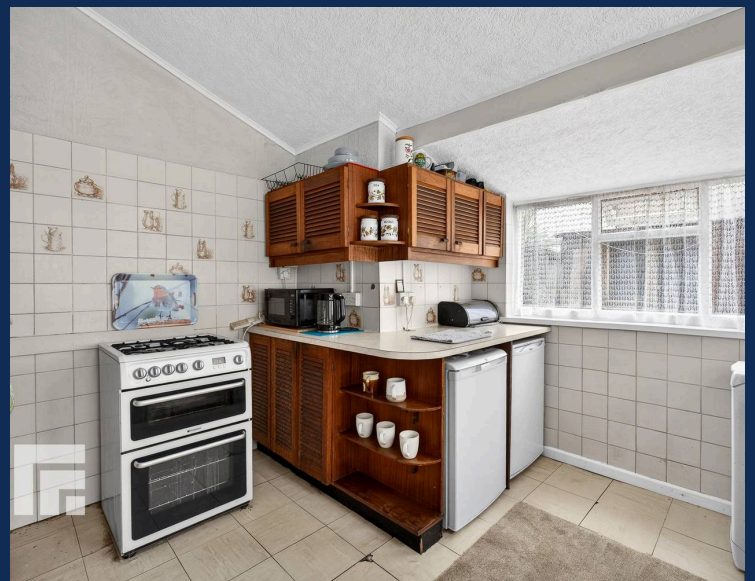
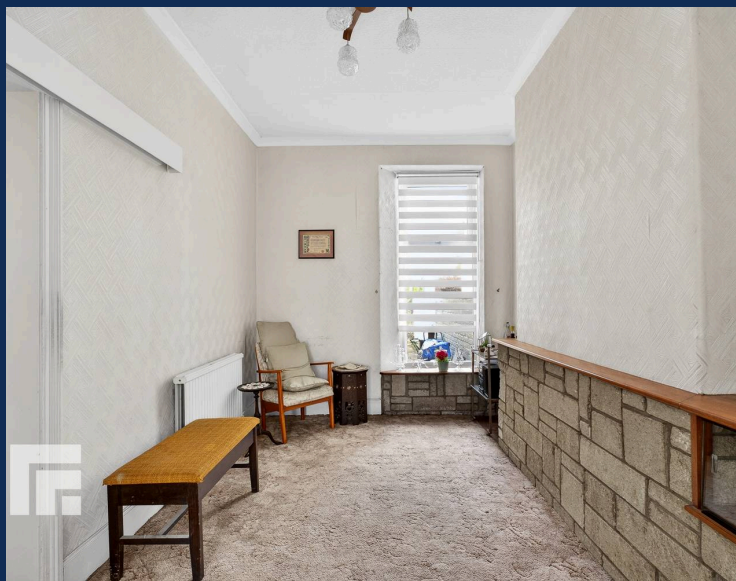
BEDROOM TWO

11' 2" x 8' 11" (3.40m x 2.72m)

Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves with original feature fireplace. Pendant light fitting. Coving to ceiling. Radiator.

BEDROOM THREE

10' 11" x 10' 0" (3.33m x 3.05m)





PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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