

81 Lisvane Street

Cathays, Cardiff CF24 4LJ

- Two double bedrooms
- Bay fronted with forecourt
- Modernised throughout
- First floor family bathroom
- Sunny aspect rear garden
- Close to Amenities
- Great transport links
- EPC rating D

Guide price £240,000

www.hern-crabtree.co.uk



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree

This beautifully presented two double bedroom property is situated in Cathays, just off Whitchurch road. The property briefly comprises entrance hallway, open plan lounge/dining room and extended kitchen. To the first floor there are two bedrooms and family bathroom. The property has been modernised throughout and has a sunny aspect garden. If you are looking for convenience, this property is perfect, being close to the City Centre, leisure facilities, Bute park and all the amenities on Whitchurch road. Transport links in, out and around the city are comprehensive making this a great location to commute to and from. Call and arrange your viewing today.

Entrance

Glazed French doors lead into a small storm porch with tiled sides and flooring.

Entrance hall

Traditional wood glazed door with window over. Papered ceilings. Picture rail. Radiator. Stairs to first floor.

Lounge/dining room 25' max into bay x 10'6" (7.62m max into bay x 3.20m)

Double glazed pvc bay window to front. Two radiators. Two period feature cast iron fireplaces. Under stairs storage cupboard. Double glazed pvc window to rear. Lounge/dining room open plan to each other. TV point.

Kitchen 13'11" x 8'8" (4.24m x 2.64m)

Double glazed pvc french doors to the garden and double glazed pvc window to side. Series of spotlights. Wall and base units with work tops over. Integrated oven. Four burner gas hob with glass splash backs. Cooker hood. Ceramic one and a half bowl sink and drainer with mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Space for fridge freezer. Vertical column radiator. Vinyl floor. Tiled splash backs.

First Floor

Stairs rising from entrance hall. Wooden banister and spindles.

Landing

Loft access hatch.

Bedroom One 10'2" x 14'2" max (3.10m x 4.32m max)

Two double glazed pvc windows to the front aspect. Radiator.

Bedroom Two 11'9" max x 8'9" into recess max (3.58m max x 2.67m into recess max)

Double glazed pvc window to the rear aspect. Radiator. Cupboard fitted into alcove.

Bathroom 7'7" x 9'9" max (2.31m x 2.97m max)

Double glazed obscured pvc window to the rear aspect. Chrome heated towel rail. Ceramic sink in vanity unit with mixer tap. P shaped bath with glass splash back screen, plumbed drench shower head over, separate shower attachment, mixer tap and tiled splash back. WC. Vinyl floor. Cupboard housing 'Idealogic' combination boiler. Extractor fan. Spot lights.

Outside



Rear Garden

Enclosed rear garden with paved patio, stone chippings, flower borders with mature shrubs and plants. Gate to purpose built outbuilding which is currently used as a work shop. Secure door to a gated lane at the rear. Outside light. Outside power point.

Front Garden

Forecourt to front with low rise wall and path to front door.



304 Caerphilly Road, Heath, Cardiff, CF14 4NS

T 02920 620 202

F 02920 610 030

E heath@hern-crabtree.co.uk

W www.hern-crabtree.co.uk



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree



Hern and Crabtree