

Wingate Drive

Llanishen, Cardiff CF14 5LR

- No Chain
- Two Receptions
- Conservatory
- Ground Floor Shower Room
- First Floor Bathroom
- Four Bedrooms
- Cul-De-Sac location
- Front and Rear Gardens

Asking price £250,000

www.hern-crabtree.co.uk



A short walk from Llanishen village is this four bedroom extended house in a cul-de-sac location.

Accommodation briefly comprises, entrance porch, hallway, ground floor shower room, lounge, dining room, conservatory and kitchen/diner. To the first floor there are four bedrooms and the family bathroom.

The property benefits from gas heating, double glazing, front and rear gardens, off road parking and NO CHAIN.

Entrance

Entered via Pvc double glazed door to front with matching obscure glazing to the side.

Entrance Porch

Tiled flooring. Opening to utility area with light and electric fuse board.

Hallway

Obscure door. Tiled flooring. Stairs to first floor. Radiator. Under stairs storage alcove. Door to downstairs shower room.

Shower Room 5' max x 6'3" max (1.52m max x 1.91m max)

Double glazed obscure window to the front. Fully tiled walls and flooring. WC. Wash hand basin. Heated towel rail. Step up to wet-room styled shower with glass screen, plumbed shower with a rain drop shower head and separate shower head attachment.

Lounge 11'7" x 13'6" (3.53m x 4.11m)

Double glazed window to front with half obscure glaze window under. Stone fireplace. Radiator. Door way from lounge leading to the dining room.

Dining Room 10'8" x 10'1" (3.25m x 3.07m)

Door way to the lounge. Sliding doors to the conservatory and back into kitchen. Radiator.

Kitchen 12'8" x 9'5" (3.86m x 2.87m)

Double glazed window to the rear. Wall and base units with work tops over. Stainless steel sink and drainer. Space for gas hob. Plumbed for dish washer. Space for fridge freezer and further appliances. Vinyl floor. Alcove for fridge if desired. Double glazed obscure door leading out to the rear. Tiled splash backs.

Conservatory 9'5" x 9'7" (2.87m x 2.92m)

Half brick built conservatory with double glazed window to either side and a polycarbonate roof. Tiled flooring. Power and light.

First Floor

Stairs rise up from the hallway with wooden hand rail.

Landing

Radiator. Airing cupboard with gas combination boiler.

Bedroom One 9'9" x 11'7" (2.97m x 3.53m)



Double glazed window to the front. Radiator. Loft access hatch.

Bedroom Two 11'6" x 10' (3.51m x 3.05m)

Double glazed window to the rear. Radiator.

Bedroom Three 6'5" x 9'7" (1.96m x 2.92m)

Double glazed window to the rear.

Bedroom Four 9'11" x 5'5" (3.02m x 1.65m)

Double glazed window to the front. Sliding fitted wardrobes.

Bathroom 6'7" max x 5'10 max (2.01m max x 1.78m max)

Double glazed obscure window to the rear. 'P' shaped bath with shower off mixer tap. Glass splash back screen. Half tiled walls. WC. Wash hand basin. Vinyl floor.

Outside

Front Garden

Stone chipping. Sitting area with picket style fence and wrought iron gate overlooking a green to the front.

Rear Garden

Enclosed rear garden with patio. Potential off street parking hardstand. Further covered veranda patio with outside cold water tap and power.

