

Threipland Drive

Cardiff CF14 4PW

- EPC = TBC
- Three double bedrooms, one single
- Kitchen/breakfast room
- Lounge/dining room
- Ground floor WC
- En-suite to master bedroom
- Parking for two cars
- Viewing highly advised

Offers in excess of £280,000

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A light and spacious mid link town house placed in the ever sought after area of Heath and at the end of a cul-de-sac. Placed within proximity to excellent transport links, parks, cafés and shops this lovely town house has a lot to offer.

Briefly comprising entrance hall, WC, kitchen/breakfast room, lounge/dining room to the ground floor. To the first floor there are two double bedrooms, a single bedroom and family bathroom. To the second floor the master bedroom enjoys a floor of its own, very spacious and has an en-suite shower room. Outside the property both a front and rear garden along with off road parking for two cars.

Heath offers excellent links to the A48 and M4, excellent public transport, Heath Hospital access, excellent English and Welsh Schools too.

Entrance

Entered via double glazed composite door to the front with storm porch into the hallway.

Hallway

Radiator. Stairs to first floor.

Cloak Room

Downstairs cloak room with double glazed obscure window to the front. WC. Wash hand basin. Half tiled flooring. Radiator. Vinyl flooring.

Kitchen/Diner 16'3" max into the bay x 9'3" (4.95m max into the bay x 2.82m)

Double glazed pvc bay window to front. Radiator. Fitted in a 'U' shape with wall and base units and work tops over. Plumbing for washing machine. One and a half bowl stainless steel sink and drainer with mixer tap. Space for further appliance. Integrated four ring gas hob. Integrated oven. Stainless steel splash back with cooker hood over. Down lighters. Space for fridge freezer. Tiled splash backs. Concealed gas boiler. Broad band point. TV point. Vinyl flooring.

Lounge 16'1" max x 11'5" max (4.90m max x 3.48m max)

Double glazed window to the rear and double glazed french doors leading to the garden. TV point. Coved ceiling.

First floor

Stairs rise up from entrance hall with wooden hand rail and spindles.

Landing

Wooden banister. Stairs to second floor. Airing cupboard with hot water tank. Storage cupboard.

Bedroom Two 9'4" x 10'3" (2.84m x 3.12m)

Double glazed window to the front. Radiator. Built-in wardrobes.

Bedroom Three 9'4" x 11'5" (2.84m x 3.48m)

Double glazed window to the rear. Built-in double wardrobe. Radiator.

Bedroom Four 7'6" x 6'5" (2.29m x 1.96m)

Double glazed window to the rear. Radiator. Coved ceiling.

Family Bathroom 6'5" x 5'6" (1.96m x 1.68m)



Double glazed obscured window to the front. Bath with shower off the mixer tap. Half tiled walls. WC. Wash hand basin. Shaver point. Radiator. Vinyl floor. Extractor fan.

Second Floor

Stairs from the first floor landing with wood banister. Radiator.

Bedroom One 20'7" max x 10'8" max (6.27m max x 3.25m max)

Double glazed window to the front and sky light to rear. Two radiators. TV point. Built-in wardrobes. Loft access hatch. Door to ensuite.

Ensuite 8'2" max x 8'6" (2.49m max x 2.59m)

Double glazed obscured window to the rear. Shaver point. Wash hand basin. WC. Radiator. Half tiled walls. Shower cubicle. Vinyl flooring. Extractor fan.

Outside

Rear Garden

Rear garden with patio, low rise wall and outside light.

Front Garden

Off street parking for two vehicles and path to front door.

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