

Lyncroft Close

St. Mellons, Cardiff CF3 5PX

- Two bedroom Semi Detached
- Garage and driveway
- Larger than average plot
- No onward chain
- EPC = C

Guide price £190,000

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A rare opportunity to acquire this two bedroom property with a garage on a larger than average plot. The property is being sold with on onward chain. Briefly comprising entrance hall, lounge/diner and kitchen to the ground floor and two bedrooms and bathroom to the first floor. Outside the property offers a tandem driveway and garage for ample off road parking. Front, side and rear gardens. Near to amenities. Viewing highly advised.

Entrance

Entered via obscured pvc door.

Hallway

Small hallway with tiled flooring. Radiator. Stairs to first floor. Door to lounge/diner.

Lounge/Diner 18'4" max x 11'9" max (5.59m max x 3.58m max)

Double glazed window to the front. Door to the kitchen. Radiator. Gas fireplace with stone surround and hearth.

Kitchen 11'9" x 6'11" (3.58m x 2.11m)

Double glazed window to the rear with half obscure glazed door to the garden. 'U' shaped kitchen with wall and base units. Four ring gas hob, integrated oven with tiled splash back and cooker hood over. Stainless steel sink and drainer. Space for fridge freezer. Tiled flooring.

First Floor

Stairs rise up from the entrance hall with wooden hand rail. Dado rail.

Landing

Loft access hatch.

Bedroom One 8'9" x 13'4" (2.67m x 4.06m)

Double glazed window to the front. Built-in storage cupboard housine 'Ideal' combination boiler. Coved ceiling. Radiator.

Bedroom Two 6'7" x 11'6" (2.01m x 3.51m)

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

Bathroom 4'10" max x 8'4" max (1.47m max x 2.54m max)

Double glazed obscure window to the rear. WC. Wash hand basin. Bath with electric shower over. Tiled walls and floor. Chrome heated towel rail. Mirrored vanity cupboard.

Outside

Rear Garden

Enclosed rear garden which is split level with paved patio, raised lawn and decking with mature shrubs and flower borders. Side access to pedestrian door to the garage. Outside cold water tap.

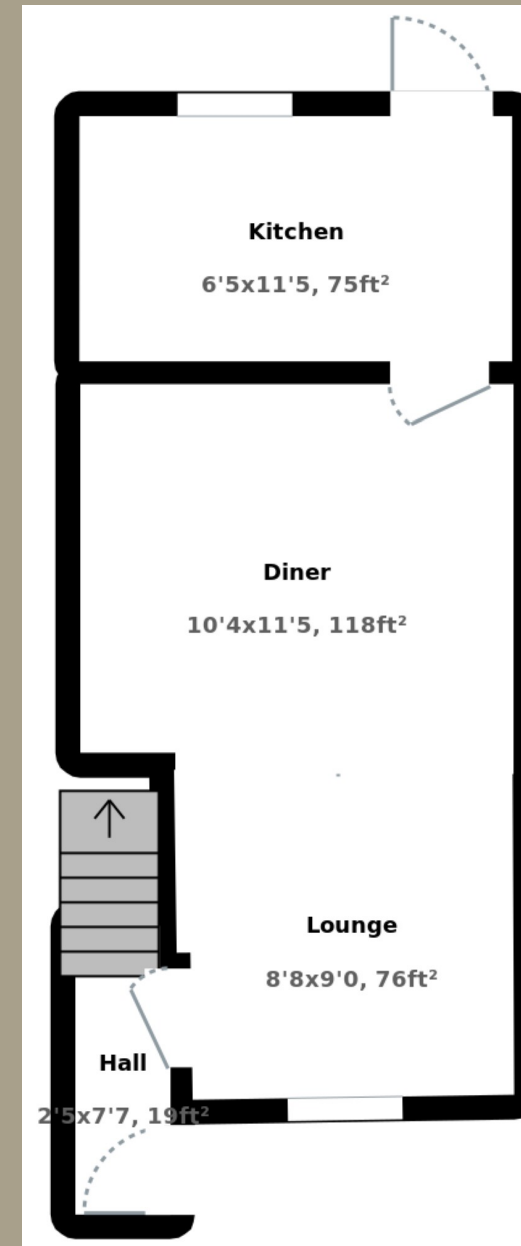


Front Garden

Lawned with mature shrubs and borders. Driveway leading to garage. Small side return lawned garden.

Garage

Plumbing for washing machine. Power and light. Manual up and over door.



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