

10 Glan-Y-Nant Terrace

Cardiff CF14 1AN

- No onward chain
- Terraced property
- Three bedrooms
- Ground floor Cloakroom
- Village location
- Detached Garage
- Enclosed rear garden
- EPC - C

Guide price £289,950

www.hern-crabtree.co.uk



Offered to the market with no onward chain this three bedroom terraced property is conveniently situated within a stone's throw of Whitchurch village and all it's attractive amenities including shops, restaurants, schools and transport links.

Accommodation comprises briefly of: Entrance, hallway, lounge, dining/sitting room, kitchen inner lobby and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and garage.

Viewings are recommended, please call Hern & Crabtree, Whitchurch to enquire.

Entrance

Entered via a wooden glazed door to the front with matching glazed window over.

Hallway

Coved ceiling, radiator, dado rail, wood laminate flooring, stairs to the first floor.

Lounge 11'9 max x 12'9 max (3.58m max x 3.89m max)

Single glazed wood bay window to the front, radiator, built-in storage cupboard, electric fireplace and stone surround. Picture rail and coved ceiling.

Dining/sitting room 10'8 mx x 16'2 max (3.25m mx x 4.93m max)

Double glazed window to the rear, storage cupboard, electric fireplace with stone hearth. Wood laminate flooring, radiator and too to the Kitchen.

Kitchen 15'7 x 7'5 (4.75m x 2.26m)

Single glazed wood window to the side, double glazed window to the rear. Range of wall and base units with work tops over, stainless steel sink and drainer. Space and plumbing for appliances, space for a gas cooker, tiled splash backs. Spot lights, tiled flooring and door to lobby, radiator.

Inner lobby

Double glazed door out to the rear garden, door to cloakroom.

Cloakroom



WC, Worcester combination boiler, obscured wood glazed window to the side.

First floor

Stairs rise up from the entrance hall, dado rail, wooden hand rail.

Landing

Wrought Iron Bannister.

Bedroom One 9'10 x 16'1 (3.00m x 4.90m)

Two double glazed windows to the front, radiator.

Bedroom Two 7'9 max x 13'6 max (2.36m max x 4.11m max)

Double glazed PVC window to the rear, radiator, picture rail and coved ceiling.

Bedroom Three 7'11 x 7'11 (2.41m x 2.41m)

Single glazed wood window to the rear, radiator.

Bathroom 4'10 max x 9'0 max (1.47m max x 2.74m max)

Skylight natural light window, WC, wash hand basin, bath with electric shower over, part tiled walls, extractor fan, radiator and vinyl flooring.

Outside

Front

Courtyard front garden.

Rear

Enclosed rear garden with brick wall, mainly laid to lawn, patio, gate to the rear. Detached garage.

Garage

Detached garage with rear lane access.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

