



## Crundale Crescent, offers in excess of £290,000

- Three Bedroom Semi-Detached
- Large Private Rear Garden
- Recently Redecorated Throughout
- No Ongoing Chain/New Roof
- Open Aspect to Front
- EPC Rating: C



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## About the property

Potential to extend to the side and rear (subject to planning permissions) with this three bedroom semi-detached family home situated in a quiet cul-de-sac with an open aspect to the front, large private rear garden and no chain. Walking distance of Llanishen village. New roof installed 2025.

## Accommodation

### Entrance Hall

### Lounge

13' 1" x 9' 8" ( 3.99m x 2.95m )

### Dining / Sitting Room

13' 4" x 12' ( 4.06m x 3.66m )

### Kitchen

10' x 7' 3" ( 3.05m x 2.21m )



### Laundry / Side Porch

15' 6" x 6' 10" ( 4.72m x 2.08m )

### Landing

### Bedroom One

12' 3" x 11' 2" ( 3.73m x 3.40m )

### Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )

### Bedroom Three

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

### Bathroom

8' 5" x 5' 9" ( 2.57m x 1.75m )

### Outside Large Rear Garden

02920 618552

llanishen@peteralan.co.uk



## Floorplan

## Important Information

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