



## Ty-Draw Road, £399,995

- End-Terraced Townhouse
- Four Bedrooms
- Two Receptions
- En-Suite To Master Bedroom
- Family Bathroom
- EPC Rating: Exempt



 4  3  2



## About the property

Modern townhouse situated close to Cyncoed and Lisvane and easy access to the A48 further leading to the M4 corridor.

## Accommodation

### Kitchen/Dining

16' 2" x 11' 9" ( 4.93m x 3.58m )

### Family

16' x 9' 3" ( 4.88m x 2.82m )

### Cloaks

6' x 3' 1" ( 1.83m x 0.94m )

### Laundry

3' 1" x 3' 1" ( 0.94m x 0.94m )

### Bedroom Three

10' 9" x 9' ( 3.28m x 2.74m )

### Lounge

16' 3" x 13' 4" ( 4.95m x 4.06m )





**Bathroom**

9' x 5' ( 2.74m x 1.52m )

**Bedroom One**

16' 3" x 10' 3" ( 4.95m x 3.12m )

**Ensuite**

6' x 5' 5" ( 1.83m x 1.65m )

**Bedroom Two**

11' 6" x 9' 1" ( 3.51m x 2.77m )

**Bedroom Four**

9' x 7' ( 2.74m x 2.13m )

**Bathroom**

6' 2" x 6' ( 1.88m x 1.83m )

## Floorplan



## Important Information

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