

# **Ty-Draw Road**, £399,995

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







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# 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

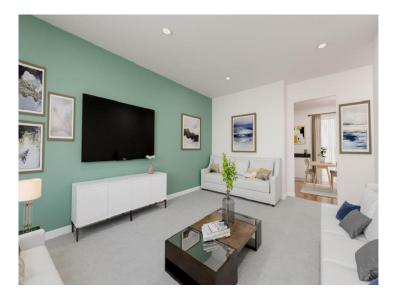
3' 1" x 3' 1" ( 0.94m x 0.94m )

#### **Bedroom Three**

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

#### Lounge

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





Bathroom

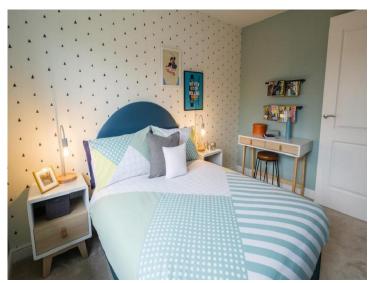
9' x 5' (2.74m x 1.52m)

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)

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# Floorplan



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