Waun-Y-Groes Avenue,
offers in excess of £400,000

- Three Bedroom Extended Semi-Detached
- No Ongoing Chain
- Garage and Off Road Parking
- Close to Rhiwbina Village
- Original Features
- EPC Rating: D

🛏 3   🛁 1   🛋 2

About the property

A traditional bay fronted extended three bedroom semi-detached home situated within walking distance of Rhiwbina village, public transport and shops. There is a lovely south facing rear garden, driveway and garage. No ongoing chain.

Accommodation

Entrance Hall

Reception One

14' 9" into bay x 13' 2" (4.50m into bay x 4.01m)

Reception Two

20' 6" x 11' 1" (6.25m x 3.38m)

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

Laundry

7' 11" x 5' 3" (2.41m x 1.60m)

Cloakroom

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Bedroom One

14' 8" into bay x 11' 2" (4.47m into bay x 3.40m)

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m)

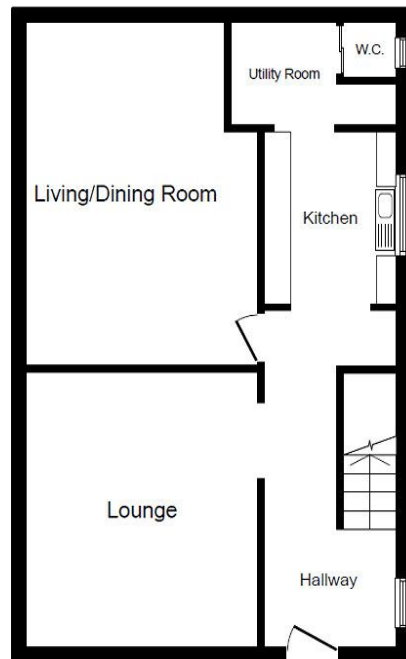## Bedroom Three

8' 7" x 8' 4" (2.62m x 2.54m)
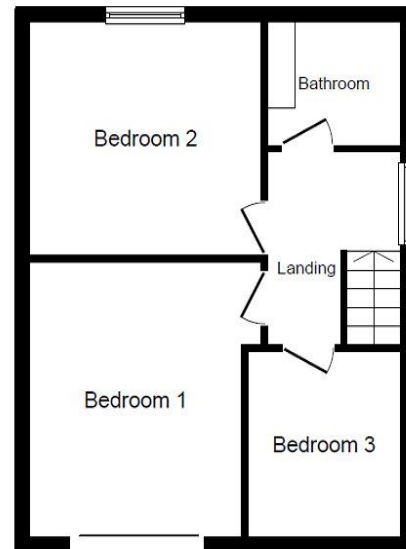
Front / Rear Gardens

Garage / Electric

Floorplan

Ground Floor
Floor area 50.9 m² (548 sq.ft.)

Living/Dining Room

Utility Room

W.C.

Kitchen

Lounge

Hallway

First Floor
Floor area 43.2 m² (465 sq.ft.)

Bedroom 2

Bathroom

Landing

Bedroom 1

Bedroom 3

TOTAL: 94.1 m² (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

The Property Ombudsman

naea | propertymark
PROTECTED