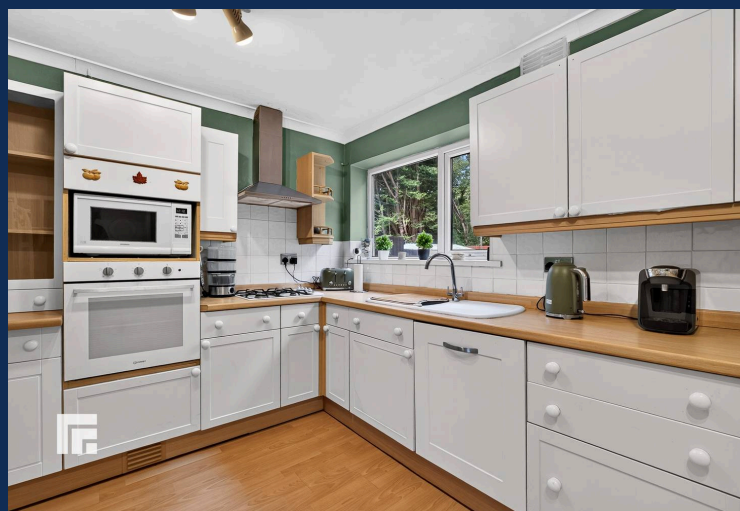




116 Keyston Road, Cardiff

£299,950 Freehold

A three bedroom mid terrace family home in a convenient location, being a short distance from transport links and amenities. Entrance hallway, lounge opening to dining room with french doors to the rear garden, neat fitted kitchen, utility room and shower room. To the first floor are three bedrooms and a family bathroom. Enclosed rear garden comprising paved patio and lawn with rear storage. Driveway to front. EPC Rating: C

Council Tax band: D

Tenure: Freehold

Entrance Hallway

Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor. Under stairs storage cupboard. Window to side. Radiator.

Lounge

14' 8" x 10' 11" (4.47m x 3.33m)

A good sized primary reception with window to rear. Feature fire place. Radiator. Open plan with dining room.

Dining Room

9' 11" x 9' 10" (3.03m x 2.99m)

With french doors to the rear garden. Ample space for large family dining table. Radiator.

Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Matching range of eye level wall cupboards. Space for American style fridge freezer. Laminate flooring. Tiled splash back. Radiator. Sliding door to utility room.

Utility Room

11' 2" x 5' 10" (3.40m x 1.77m)

With access to front and rear. Work tops and cupboards above. Plumbing for washing machine. Space for tumble dryer. Tiled splash back. Door to shower room.

Shower Room

White suite comprising low level wc, wash hand basin and shower cubicle. Tiled splash back. Tiled flooring. Obscured glass window to rear. Extractor fan.

First Floor Landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side.

Bedroom One

12' 4" x 10' 0" (3.77m x 3.04m)

Overlooking the delightful rear garden, a good sized double bedroom. A range of fitted wardrobes to one side. Radiator.

Bedroom Two

11' 0" x 10' 3" (3.35m x 3.12m)

Overlooking the front garden, a second double bedroom. Fitted wardrobes to one side. Radiator.

Bedroom Three

9' 6" x 8' 1" (2.90m x 2.47m)

Aspect to front. Over stairs storage cupboard housing the 'Worcester' gas central heating boiler. Radiator.

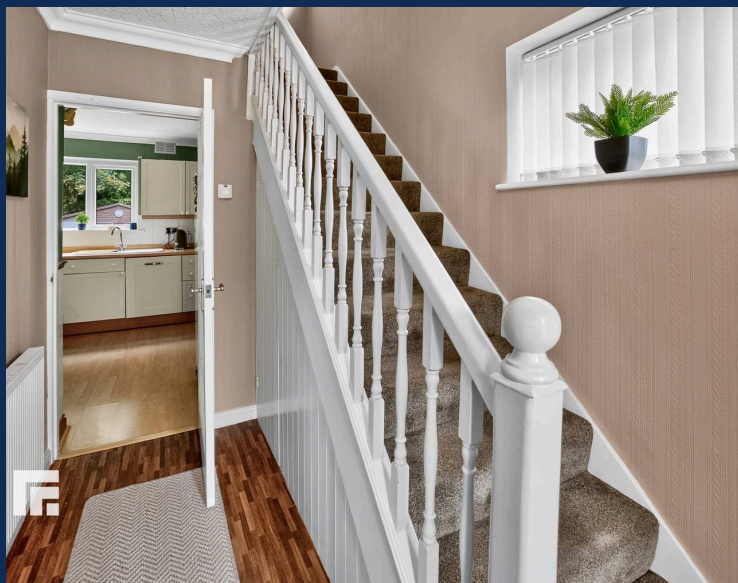
Family Shower Room

6' 11" x 5' 7" (2.11m x 1.69m)

Comprising low level wc, wash hand basin and walk in shower cubicle. Acrylic splash back to shower and wall tiling to remaining wall. Obscured glass window to side. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Enclosed rear garden comprising paved patio leading onto an area of lawn with inset plants and shrubs to borders. Storage shed to rear. Backing onto woodland. Outside light.

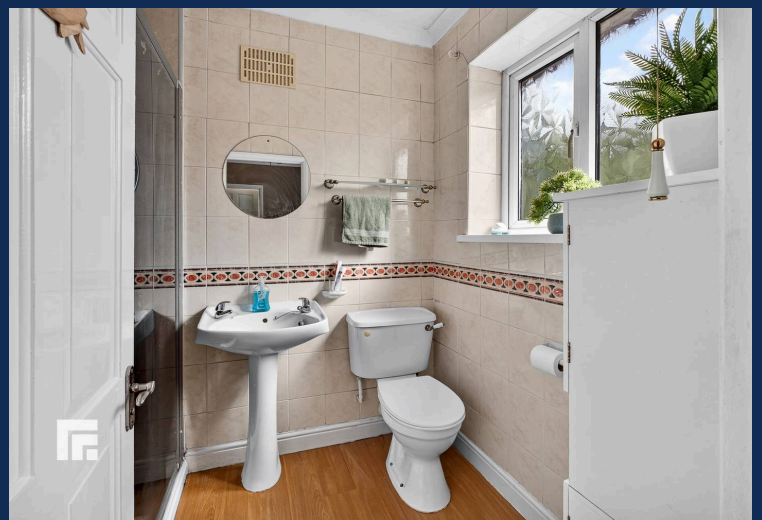
FRONT GARDEN

Low level wall to front boundary. Area of earth with inset shrubs and central tree.

DRIVEWAY

1 Parking Space

Driveway to front providing parking for one car.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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