



40 Keyston Road, Cardiff

£299,950 Freehold

A lovely three double bedroom mid terrace property family home in a popular Fairwater location. Good sized entrance porch, welcoming hallway, spacious family lounge/dining room and kitchen. To the first floor; primary bedroom, family bathroom and a further two double bedroom. Large rear garden. Block paved driveway for parking for up to two vehicles. EPC Rating:TBC

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway

Entered via a UPVC door with decorative obscured glass panels and obscured glass side windows, a large porch. Tiled flooring. Obscured glass window and door leading into hallway.

Hallway

A welcoming hallway. Understairs storage cupboard. Radiator. Wooden spindled staircase to first floor.

Lounge/Dining Room

21' 8" x 11' 5" (6.61m x 3.49m)

A good sized family lounge/dining room. Two radiators. UPVC window to front. Double UPVC French doors to rear. Wooden doors to hallway and kitchen.

Kitchen

21' 5" x 12' 10" (6.53m x 3.91m)

Appointed along three sides, eye and low cupboards beneath laminate worktops surfaces, composite 1.5 bowl sink with chrome mixer, breakfast bar, plumbing gif washing machine and space for tumble dryer. Space for American fridge freezer. Integrated low level oven with five ring gas hob. Radiator. Wall hung 'Worcester' combi boiler. Tiled flooring and splashbacks. UPVC window to rear.

First Floor Landing

Built in airing cupboard with radiator. Access to loft. Wooden doors to all rooms.

Bedroom One

14' 11" x 12' 9" (4.55m x 3.88m)

A spacious primary bedroom. Built in wardrobes to one side. Radiator. UPVC window to front.

Bedroom Two

15' 9" x 8' 8" (4.81m x 2.64m)

A second double bedroom. Radiator. UPVC window to front.

Bedroom Three

11' 5" x 8' 0" (3.48m x 2.44m)

Currently being used as an office, a third double bedroom. Radiator. UPVC window to rear.

Family Bathroom

12' 0" x 5' 5" (3.67m x 1.66m)

White suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with electric shower and glass shower screen. Chrome heated towel rail.

Obscured glass window to rear.

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.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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