





23 Finchley Road, Cardiff

£350,000 Freehold

Beautifully presented, extended end of terrace family home. In sought after convenient location. Close to amenities and transport links. Entrance hallway, bay fronted Lounge, large open plan kitchen/ Dining room. To the first floor three bedrooms and family bathroom. A well presented southerly facing rear garden with porcelain tile patio with block built shed. Driveway for two cars. EPC Rating: D

Council Tax band: D

Tenure: Freehold

Hallway
Approached via composite door with window to upper part leading to entrance hallway. Under stair storage. Luxury vinyl flooring. Radiator.

Lounge
11' 3" x 12' 2" (3.42m x 3.71m)
A good sized reception room with bay window to front. Chimney breast with decorative wooden beam, built in shelving either side. Recessed spotlights. Radiator.

Kitchen/Dining Room
31' 2" x 15' 5" (9.50m x 4.70m)
An exceptionally sized, recently extended, open plan, modern kitchen/dining room. A range of base and full length shaker style fronted units, to two sides with matching large L-shaped central island below quartz worktops. To island, Inset 2 bowl ceramic Belfast sink with chrome mixer tap. Integrated AEG dishwasher and BOSCH wine cooler. Space for range cooker with quartz splash back and cooker hood above. Space for American fridge freezer. Two built in storage cupboards. Feature sky lantern window with additional window to side. Ample space for large dining table. Recessed spotlights. Bifold doors to rear garden. Luxury vinyl flooring. Two radiators.

First Floor Landing
Approached via quarter turning staircase leading to central landing area. Doors to all rooms. Obscured glass window to side.

Bedroom One
13' 6" x 9' 11" (4.11m x 3.01m)
A good sized primary bedroom with bay window overlooking the front. Two built in wardrobes to one side. Recessed spotlights. Radiator.

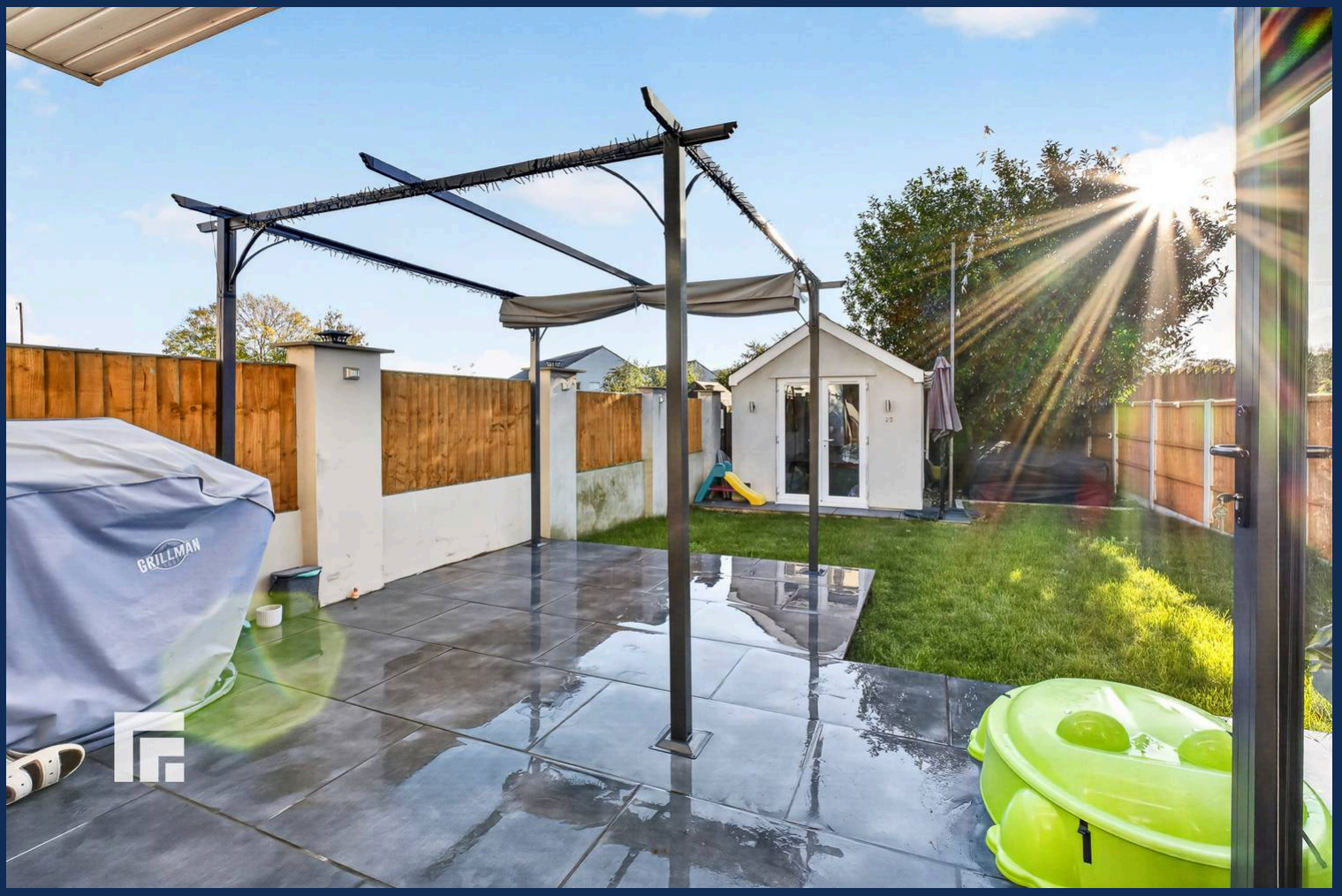
Bedroom Two
10' 4" x 9' 10" (3.15m x 2.99m)
Another good sized bedroom overlooking the rear. Storage cupboard housing boiler. Radiator.

Bedroom Three
7' 11" x 6' 0" (2.42m x 1.82m)
A third bedroom currently used as a dressing room, overlooking the front entrance. Recessed spotlights. Radiator.

Family Bathroom
5' 8" x 5' 9" (1.73m x 1.76m)
A modern suite comprising of low level wc, wall mounted hand wash basin with chrome mixer tap. P-shaped panelled bath with chrome twin shower heads and glass screen. Obscured glass window to rear. Fully tiled walls and floor. Recessed spotlights. Loft access. Chrome heated towel rail.

Outbuilding
Block Built Shed Power and lighting. Boarded.

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

A well-presented southerly facing fully enclosed rear garden with side access. Large area of porcelain tiles leading to an area of lawn. Block built shed to rear. Outside lighting. Outside tap.

FRONT GARDEN

Low level brick wall to either side. Space for two cars.

DRIVEWAY

2 Parking Spaces

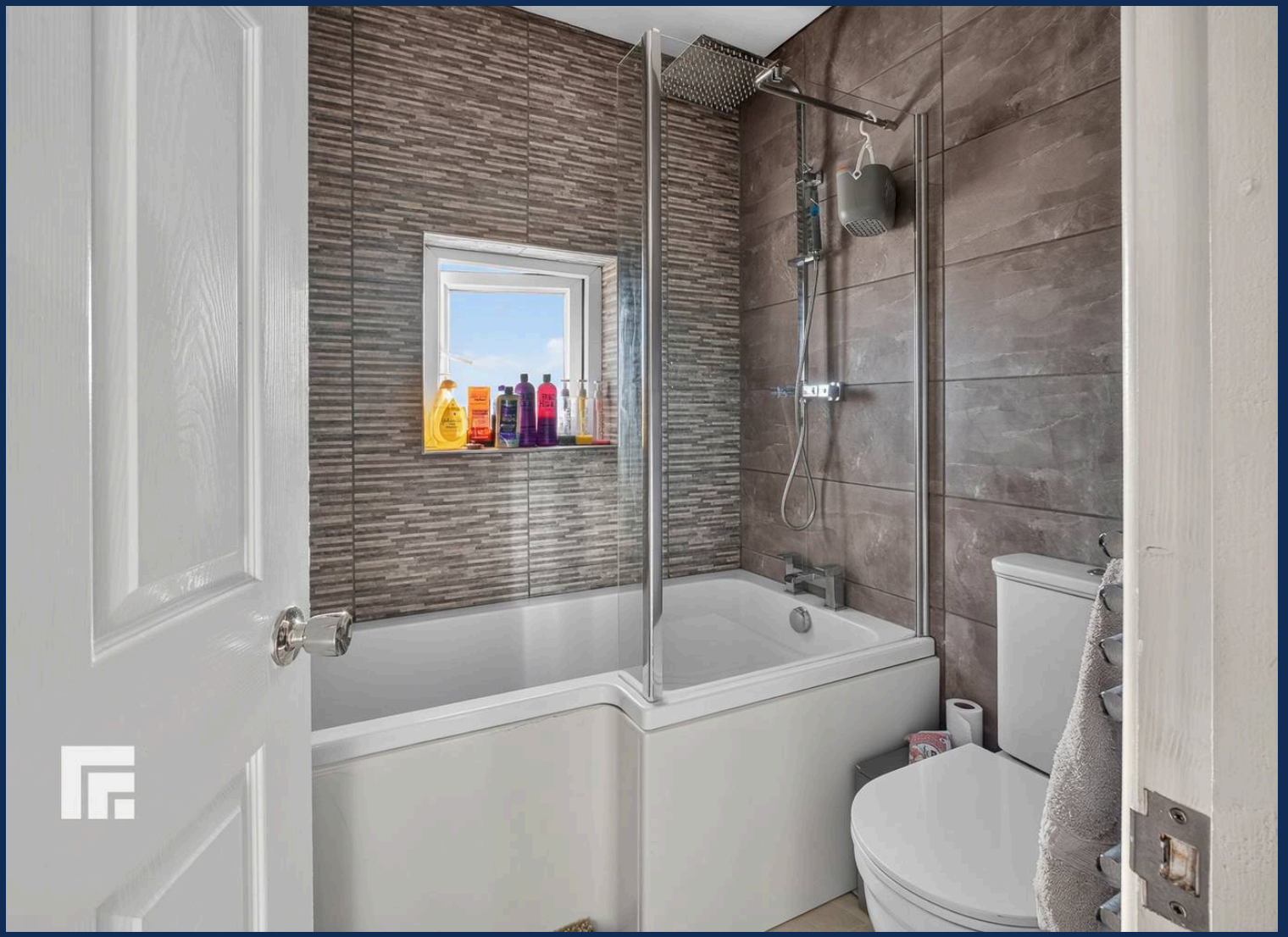
Space for two cars.















GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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

RADYR 029 2084 2124

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK