



10 Nant Y Dowlais, Cardiff

Cardiff

£350,000

**FORTIS**  
Estate Agents



## 10 Nant Y Dowlais

Cardiff, Cardiff

Detached three bedroom bungalow in a cul-de-sac with spacious living, bright lounge, built-in wardrobes, garage, off-road parking, landscaped garden, and practical single-level layout.

Council Tax band: E

Tenure: Freehold

- Detached bungalow
- No Onward Chain
- Off-road parking
- Garage
- Landscaped front & rear gardens
- Direct garden access from kitchen
- Spacious living areas
- Decorative ceiling features
- Large bay window in lounge
- Built-in bedroom wardrobes



### Entrance Hall

A recessed porch offers protection from the elements. The Hallway is accessed via wooden front door with flanking obscured window, ceiling light point, radiator, laminate wood flooring, loft access point, door to storage cupboard, doors to:

### Lounge

19' 5" x 10' 5" (5.93m x 3.18m)

A dual aspect lounge with bay window to the front and window to the side, 2 x radiators, ceiling light points, coved ceiling, dado rail, tv ariel point, gas fire point.

### Kitchen

10' 4" x 8' 0" (3.14m x 2.45m)

Fitted with a matching range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, space and plumbing for domestic appliances, wall mounted "Worcester" boiler, window and door to the side providing access to the garden, tiled flooring, ceiling light point.

### Bedroom One

11' 9" x 9' 5" (3.58m x 2.86m)

A good sized double bedroom with built in bedroom furniture, laminate wood flooring, ceiling light point, radiator, window to the rear.

### Bedroom Two / Sitting Room

12' 4" x 8' 4" (3.76m x 2.53m)

Currently set up as a sitting room with front aspect window, ceiling light point, radiator, dado rail.

### Bedroom Three

9' 4" x 7' 1" (2.84m x 2.17m)

A good sized third bedroom with built in bedroom furniture, built in cupboard, laminate wood flooring, ceiling light point, radiator, window to the rear.

### Bathroom

5' 10" x 5' 3" (1.78m x 1.61m)

A white, three piece suite comprising panel enclosed bath with telephone style mixer tap and shower attachment, pedestal wash basin, low level WC, tiled walls, tiled floor





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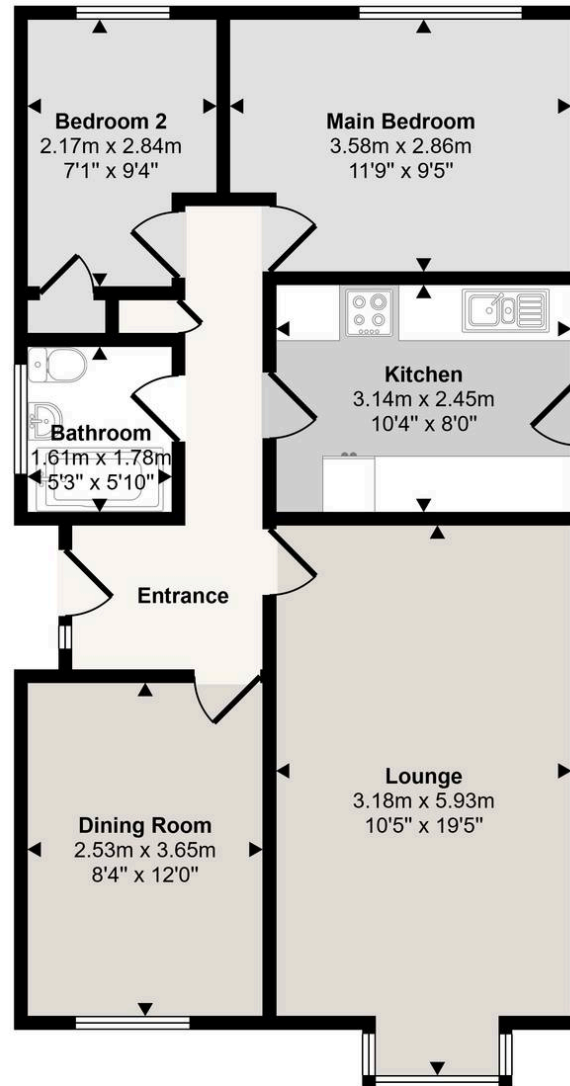
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Approx Gross Internal Area  
64 sq m / 685 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## GARDEN

Both front and rear garden are landscaped being low maintenance, planted with a variety of semi mature trees and shrubs. There is ample patio area to the rear and nothing behind other than open green spaces and woodland. Side access gate.

## OFF STREET

2 Parking Spaces

A driveway to the side provides parking for 2 cars and access to the garage via a car port, outside tap.

