

1 Cardigan Road
Dinas Powys, CF64 4PN

WATTS & MORGAN 150 YEARS

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£350,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to present to market this spacious, three bedroom detached family home set within a delightful plot. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, hallway, living room, dining room, kitchen and downstairs cloakroom. First floor landing, three double bedrooms and a family bathroom. Externally the property benefits from large front, side and rear landscaped gardens and a detached single garage. EPC rating "TBC".



Directions

- Cardiff City Centre 4.6 miles
 - M4 (J33) 10.0 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC obscured glazed door into a porch benefiting from tiled flooring and three uPVC obscured double glazed windows. A second glazed wooden door leads into a welcoming hallway benefiting from carpeted flooring, an understairs storage cupboard and a carpeted staircase leading to the first floor landing.

The spacious living room benefits from woodblock flooring, a central feature fireplace and uPVC double glazed patio doors to the side elevation leading to a patio providing ample space for outdoor dining.

The dining room benefits from continuation of woodblock flooring and a uPVC double glazed window to the side elevation.

The kitchen has been fitted with a range of base and wall units with laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven, a 'Neff' electric grill and a 'Neff' induction hob with an electric fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from hard wearing tile effect vinyl flooring, a 'Johnson & Starley' duct air boiler, a partially glazed uPVC door to the rear elevation and a uPVC double glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner wash-hand basin and a WC. The cloakroom further benefits from tiled flooring and a uPVC obscured glazed window to the side elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, built-in wardrobes and a uPVC double glazed window to the side elevation.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the side elevation.

Bedroom three is a further double bedroom benefiting from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a glass shower cubicle with a thermostatic shower over, a wash-hand basin set within vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and a uPVC obscured glazed window to the side elevation.

GARDENS AND GROUNDS

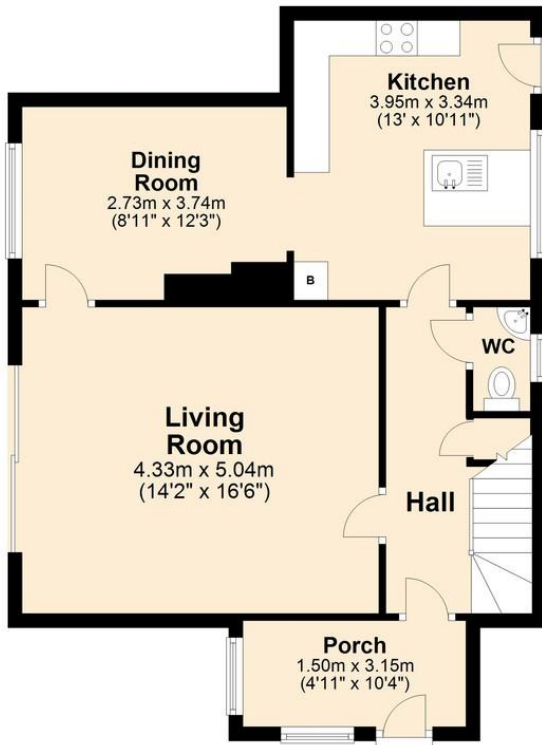
1 Cardigan Road benefits from a large front and side landscaped garden predominantly laid to lawn with a variety of shrubs and borders. The rear garden is predominantly laid to lawn with a variety of shrubs and borders, a patio area provides ample space for outdoor entertaining and dining. The property further benefits from a detached single garage.

SERVICES AND TENURE

All mains services connected. Freehold.



Ground Floor



First Floor



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

AWAITING EPC GRAPH

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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