

48 Ashdene Close

| Cardiff | CF5 2SA

Mid Terraced House | Asking Price Of £199,950



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PROPERTY DESCRIPTION

A delightful two bedroom mid terrace property in a convenient location being a short distance from local amenities. Hall, lounge/diner, modern fitted kitchen. To the first floor there are 2 bedrooms and a family bathroom. Gas central heating, double glazing. Rear garden comprising tiered areas of decking. Long driveway to front. EPC Rating: D.

- **Tenure** Freehold
- **Council Tax Band C**
- **Floor Area (approx.)** 565 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas.

ENTRANCE HALL

Approached via a upvc front door with obscure glass window to upper part leading to the hall. Staircase to first floor, tiled flooring and radiator.

LOUNGE/DINER

17' 10" x 11' 9" (5.46m x 3.59m) max
Overlooking the entrance approach, low level under stairs storage cupboard, laminate flooring and radiator. Door to kitchen.

KITCHEN

11' 8" x 6' 11" (3.58m x 2.12m)
Appointed along 3 sides in light panelled fronts beneath wood grain finish round nosed work top surface, inset stainless steel sink with side drainer, inset 4 ring hob with cooker hood above and oven below, plumbing for washing machine, space for fridge, space for freezer, additional full height storage cupboard, matching range of eye level wall cupboards, concealed 'ideal' combination gas central heating boiler. Wall tiling to splash back areas, tiled flooring, door and window to rear. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase to the first floor landing, access to roof space.

BEDROOM ONE

11' 11" x 11' 9" (3.64m x 3.59m) max
A good sized principle double bedroom with window overlooking the entrance approach, laminate flooring and radiator.

BEDROOM TWO

10' 11" x 6' 7" (3.34m x 2.01 m)
Aspect to rear, a good sized second bedroom, laminate flooring, built in storage cupboard and radiator.

FAMILY BATHROOM

White suite comprising low level wc, pedestal wash hand basin, panelled bath with Mira shower above, full wall and floor tiling, obscure glass window to rear and chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Long driveway and paved pathway to front.

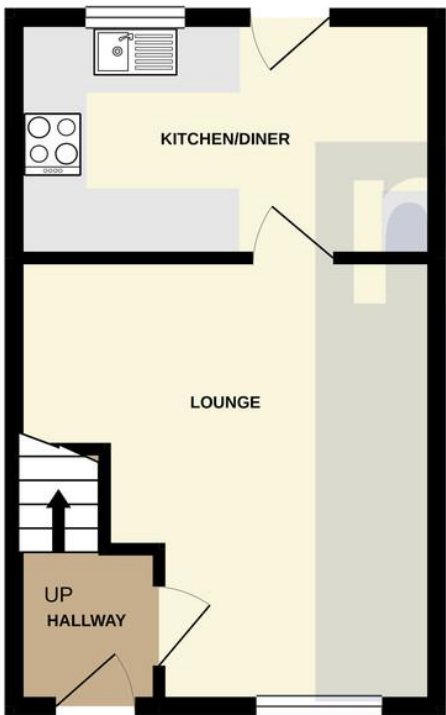
REAR GARDEN

A low maintenance tiered rear garden comprising paved patio area leading onto different levels of decking with central steps, enclosed by timber lap fencing.

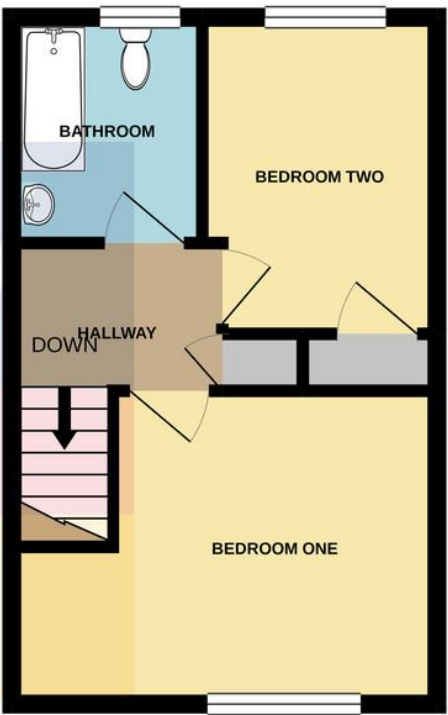


FLOORPLANS

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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