

9 Cae Glas Road
Rumney | Cardiff | CF3 3JU



End Terrace | Offers In Excess Of £325,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this very impressive 3 bedroom end terraced property on a substantial plot with huge potential. The accommodation, much improved by the present owners briefly comprises entrance hall, downstairs w.c, dining room open to lounge and kitchen to the ground floor. On the first floor there are 3 bedrooms and a modern bathroom. Early viewing recommended to avoid disappointment.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 990 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via obscured double glazed uPVC door. Coved ceiling, picture and dado rails. Stairs to first floor. Cloak cupboard. Excellent understairs storage. Radiator with decorative cover. Laminate flooring. Wall mounted thermostat. Door to:-

W.C

Obscured double glazed uPVC window to side. Wood panelled walls. Heated towel rail. W.c, vanity enclosed wash hand basin with mixer tap and storage below.

DINING ROOM

13' 3" into bay x 10' 8" into alcove (4.05m x 3.27m) Double glazed uPVC bay window to front. Decorative coved ceiling. Original parquet wood flooring. Feature fireplace. Fitted shelving into alcoves. Radiator. Open to :-

LOUNGE

12' 7" x 10' 8" max into alcove (3.86m x 3.27m) Double glazed uPVC French doors leading to the rear garden. Coved ceiling.

Original parquet wood flooring. Feature fireplace. Radiator. TV aerial point.

KITCHEN

17' 1" x 7' 6" (5.23m x 2.31m) Double glazed window overlooking rear garden and double glazed window to side. Wood effect vinyl flooring. Double glazed uPVC door to side. Radiator. Fitted cream base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Plumbing and space for washing machine and dishwasher. Built in oven and grill, 4 ring electric hob with extractor over. Recess for fridge / freezer. Tall radiator.

FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side. Dado and picture rails.

BEDROOM ONE

13' 3" into bay x 10' 9" max (4.05m x 3.30m) Double glazed uPVC bay

window to front. Fitted mirror fronted wardrobes. Picture rail. Radiator with decorative cover. Laminate flooring.

BEDROOM TWO

13' 2" x 10' 9" (4.02m x 3.29m) Large double glazed uPVC window overlooking rear garden. Radiator. Laminate flooring. Access to boarded loft with skylight via retractable wooden ladder.

BEDROOM THREE

7' 7" x 8' 4" (2.32m x 2.55m) Double glazed uPVC window to rear. Laminate flooring. Picture rail. Spotlights to ceiling.

BATHROOM

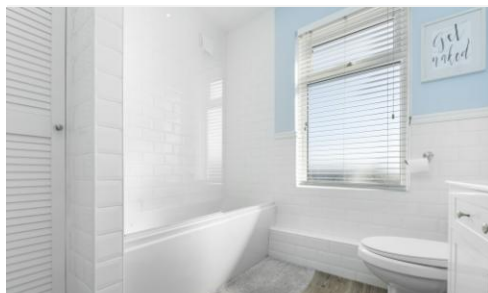
7' 4" x 7' 5" (2.24m x 2.27m) Obscured double glazed uPVC window to front. Wood effect tiled flooring. Cupboard housing "Baxi" combi boiler. Part tiled walls. Panelled bath with mixer tap and with mains shower over, w.c, vanity enclosed wash hand basin with mixer tap and with storage below. Spotlights to ceiling.

OUTSIDE

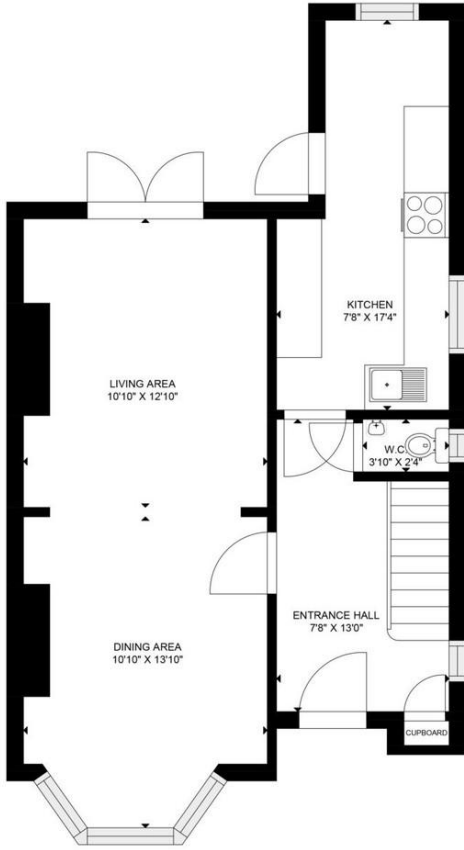
Rear - An excellent sized landscaped rear garden with paved seating areas, steps up to a good size lawned area. Gate to side. Double glazed personal door to double garage. Lighting.

ample off road parking for numerous vehicles. Remote controlled door to double garage with power and lighting.

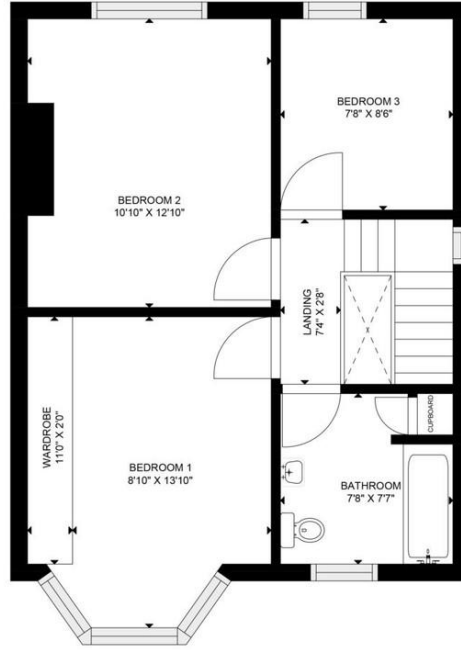
Front - a substantial plot with



FLOORPLANS



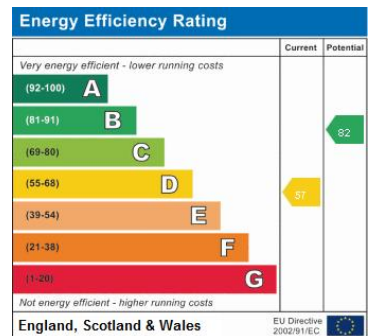
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 : 510 sq ft
 FLOOR 2 : 475 sq ft
 TOTAL : 985 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



029 2052 9026
 114 Caerphilly Road, Cardiff CF14 4QG

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