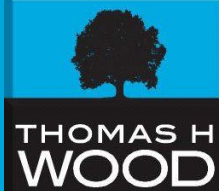




32 Cefn Road

Mynachdy, Cardiff, CF14 3HS



Asking Price Of £275,000

3 Bedrooms



A truly wonderful 3 bedroom semi detached family home in the popular location of Cefn Road. The current owners have transformed the property to create a modern and well appointed home. The property offers spacious accommodation throughout and benefits from a superb garden room/office. The property is well located and within walking distance of the public transport links, Heath Hospital and within catchment the highly regarded primary and secondary schools. The property briefly comprises, entrance hall, lounge, kitchen/diner, utility space and WC to the ground floor. To the first floor there are three good size bedrooms and a family bathroom. The property further benefits from a large driveway providing ample off street parking and a delightful rear garden and super garden room.

ENTRANCE

Via UPVC front door leading to tiled hallway with painted walls, smooth ceiling, radiator panel door to under stairs storage cupboard, door to utility area and WC, opening to kitchen.

KITCHEN

16' 2" x 9' 11" (4.93m x 3.03m) A modern and recently renewed kitchen with a range of wall and base units and contrasting compressed acrylic worktops over. Composite sink with brushed stainless steel tap, Induction hob with extractor over, electric oven and grill. Integrated dishwasher, space for fridge freezer space and ample space for dining table. UPVC window to rear, UPVC floor to ceiling window and French doors to the beautiful garden.

LOUNGE

16' 3" x 10' 11" (4.97m x 3.35 m) Bright and spacious lounge with solid oak flooring, painted walls, smooth ceiling, UPVC window, radiator panel, woodburning stove, partially glazed oak door.



UTILITY SPACE

6' 1" x 2' 7" (1.87m x 0.80m) Space and plumbing for washing machine, worktop counter, space for coats and shoes.

LANDING

Carpeted staircase to landing, obscure UPVC window to side aspect, doors to all rooms, loft hatch with pull down ladder

BEDROOM 1

15' 0" x 9' 3" (4.58m x 2.83m) Generous master bedroom with carpeted floors, painted walls, smooth ceiling, radiator panel, UPVC window overlooking the picturesque garden.

BEDROOM 2

12' 11" x 10' 11" (3.96m x 3.33m) A further double bedroom with carpeted floors, painted walls, papered ceiling, fitted wardrobes along one side, UPVC window to front aspect and radiator panel.

BEDROOM 3

9' 1" x 7' 10" (2.77m x 2.40m) A good size single room, overlooking the front aspect of the property with carpeted floors, painted walls, textured ceiling, UPVC window and radiator panel.

BATHROOM

7' 4" x 5' 10" (2.24m x 1.78m) Modern family bathroom with low-level WC, pedestal wash handbasin with chrome tap and tiled splashback. Bath with chrome mixer tap and chrome mixer shower over, glazed shower screen and tiled enclosure. UPVC window to rear and radiator panel.

GARDEN ROOM

7' 10" x 11' 5" (2.40m x 3.48m) A superb purpose-built garden room/office with oak effect flooring, painted walls, electric wall mounted heater, smooth ceiling with spotlights, floor to ceiling UPVC window and UPVC French doors.

SHED

7' 1" x 11' 11" (2.17m x 3.65m) Separate storage space attached to the garden room. This is currently used as a lockable shed but the dividing wall is easily removed to create a larger garden room if desired.

OUTSIDE

REAR

A stunning rear garden with an array of mature plants, trees and shrubs. A delightful raised decking area, decorative gravel borders, laid lawn and path leading to the garden room.

FRONT

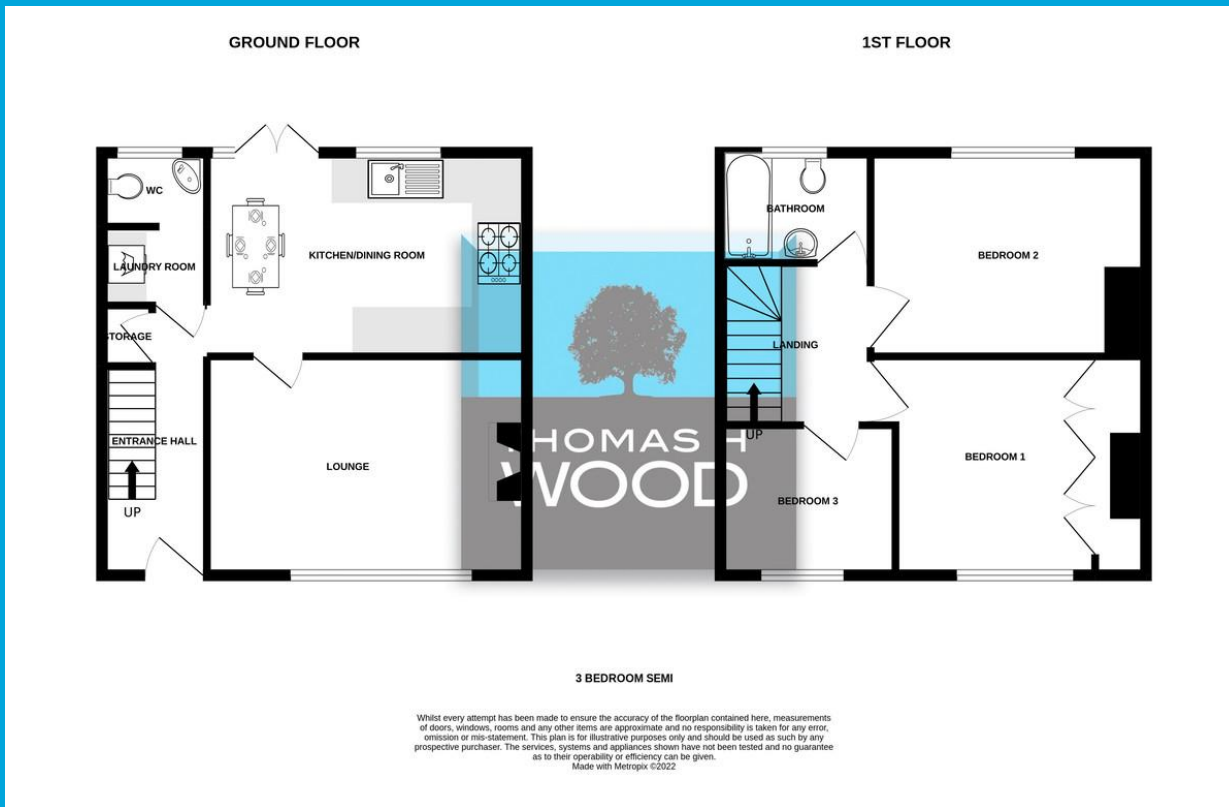
A generous block paved driveway with mature shrubs and trees. Side access to rear garden.

TENURE

This property is understood to be freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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