

45 Shamrock Road,

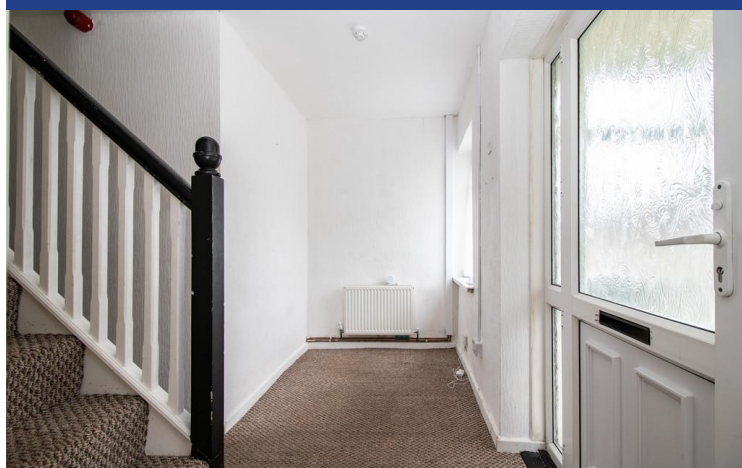
Cardiff, CF5 3TU



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£250,000**



Mid Terrace Property



# Property Description

**\*\* THREE BEDROOM MID TERRACE HOME \*\* NO CHAIN \*\* LARGE GARDEN \*\*** A bright and spacious three bedroom mid terrace family home in a convenient location being a short distance from local amenities. Spacious entrance hallway, lounge/diner with sliding doors to rear garden, and kitchen/breakfast room. To the first floor there are double three bedrooms and a family bathroom. Gas central heating. Rear garden comprising patio and lawn. Lawned front garden. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 1003 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is within close proximity to local shops and amenities. Pentrebane village and nearby Fairwater both offer a variety of shops including a café. Excellent public transport links to Cardiff City Centre.

## ENTRANCE

Entered via pathway to porch. Laid to lawn, boundary wall.

## PORCH

7' 1" x 3' 1" (2.18m x 0.96m)  
Entered via uPVC double glazed door into porch. Tiled flooring. Windows to front and side.

## HALLWAY

Entered via uPVC double glazed doors into hallway with matching side panels. Doors to lounge/diner and kitchen/breakfast room. Radiator. uPVC double glazed window to front. Stairs to first floor with storage space under.

## LOUNGE/DINER

21' 7" x 12' 7" (6.60m x 3.84m)  
An open plan, double aspect lounge/diner with uPVC double glazed sliding patio doors to rear garden and window to front. Two radiators.

## KITCHEN/BREAKFAST ROOM

16' 0" x 10' 0" (max)(4.90m x 3.07m)  
Fitted with modern base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for gas cooker, fridge/freezer, washing machine and tumble dryer. uPVC double glazed window and external door to rear. Fitted storage cupboard housing gas and electric meters. Space for breakfast table. Radiator.

## FIRST FLOOR

**LANDING**  
Doors to three double bedrooms and bathroom. Loft access with pull down ladder.

## BEDROOM ONE

12' 9" x 10' 11" (3.91m x 3.35m)  
uPVC double glazed window to front. Two storage cupboard with one housing the gas boiler. Radiator.

## BEDROOM TWO

13' 4" x 10' 5"(max) (4.07m x 3.20m)  
uPVC double glazed window to rear with views. Radiator.

## BEDROOM THREE

12' 0" x 7' 9" (3.67m x 2.37m)  
Fitted storage cupboard. uPVC double glazed window to front. Radiator.

## BATHROOM

10' 2" x 6' 1" (3.11m x 1.86m)  
A white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Two obscure double glazed windows to rear.

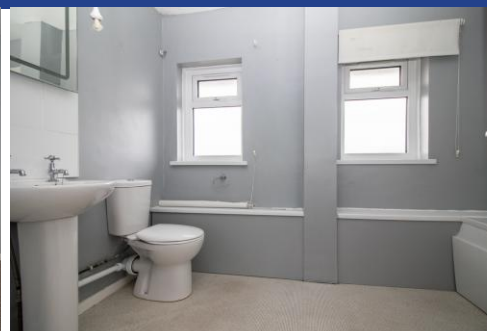
## OUTSIDE

### REAR GARDEN

A spacious, enclosed garden mainly paved with lawn. Boundary fence.



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GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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