

28 Llanbedr Road,

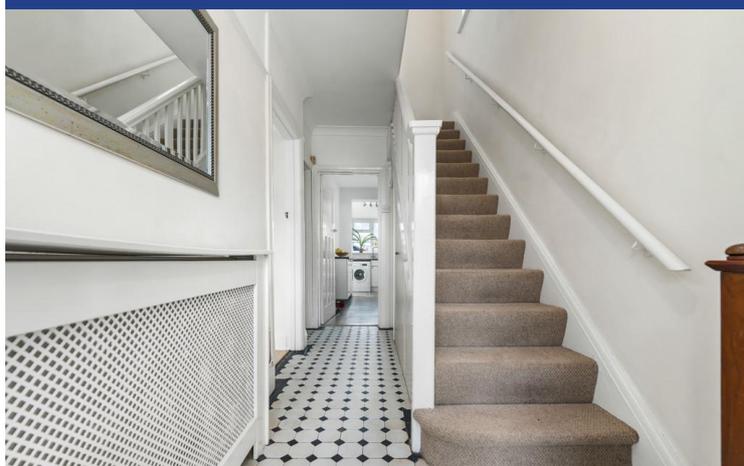
Cardiff, CF5 3BW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£295,000**



Semi-Detached Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM SEMI \*\* LARGE REAR GARDEN WITH WORKSHOP/SUMMER HOUSE AND GARDEN STUDIO \*\*** A bright and spacious three bedroom semi detached family home in a convenient location being close to local amenities and transport links. Entrance porch, hallway, cloakroom, bay fronted sitting room/home office, lounge with french door to the rear garden, neat fitted kitchen. To the first floor are three bedrooms and a modern family bathroom. Long rear garden with keyblock paved patio and lawn, workshop/summer house and garden studio. Keyblock driveway to front. EPC Rating: B

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE PORCHWAY

Approached via a upvc entrance doorway leading to the entrance porch.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious hallway, staircase to first floor, low level under-stairs storage cupboard.

## CLOAKROOM

Comprising low level wc, wash hand basin, tiled splashback.

## SITTING ROOM/HOME OFFICE

13' 3" x 11' 6" (into bay)(4.04m x 3.53m)  
A spacious bay fronted reception, laminate flooring, feature fireplace and radiator.

## LOUNGE

12' 9" x 11' 3" (3.91m x 3.44m)  
A good sized rear reception with french door to the rear garden plus windows to either side, feature fireplace, wood flooring and radiator.

## KITCHEN

12' 7" x 7' 4"(max) (3.86m x 2.25m)  
Well appointed along three sides in light panelled fronts beauty worktop surfaces, inset stainless steel sink and side drainer, space for under counter fridge and freezer, plumbing for washing machine, matching range of eye level wall cupboards, tiled splashback, windows to side and rear. Door to patio.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space and window to side.

### BEDROOM ONE

11' 10" x 10' 5" (3.61m x 3.19m)  
Overlooking the entrance approach, a good sized principal bedroom, wardrobes to either side of chimney breast and radiator.

### BEDROOM TWO

11' 10" x 10' 5" (3.61m x 3.19m)  
Overlooking the delightful rear garden, a second double bedroom, wardrobes to either side of chimney breast, radiator and stripped and stained floorboards.

## BEDROOM THREE

Aspect to front, radiator and laminate flooring.

## FAMILY BATHROOM

7' 4" x 5' 7" (2.25m x 1.71m)  
White suite comprising low level wc, vanity wash hand basin with storage below, panelled bath with shower above, swivel shower screen, obscure glass window to rear and radiator.

## OUTSIDE

### REAR GARDEN

A sizeable rear garden comprising keyblock paved patio leading onto an area of lawn with central paved pathway, borders of plants and shrubs. Workshop/summer house and garden studio located to the rear of the garden. Side gate leading to front.

### WORKSHOP/SUMMER HOUSE

12' 1" x 12' 0" (3.69m x 3.67m)  
An impressive rear studio or summer house, with windows to front and rear, power and lighting. Front decked verandah seating area.

### GARDEN STUDIO

9' 5" x 7' 1" (2.89m x 2.16m)  
With timber entrance door, window to front, plastered walls, of fire proof construction, power and lighting.

### FRONT GARDEN

Wide keyblock driveway with parking for two cars.

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GROUND FLOOR

1ST FLOOR



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	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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