

56 Chamberlain Road,

Cardiff, CF14 2LX



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Semi-Detached House



Property Description

Heavily extended semi detached property offering ample living space for a growing family. Starting with off road parking to the front via a block paved driveway allowing space for three cars. A light, and airy entrance hall leading into the downstairs shower room and utility space. Spacious lounge, dining room and open plan kitchen area with French doors leading onto the rear garden. To the first floor you will find a large landing space leading into four separate spacious bedrooms and a family bathroom complete with four piece bathroom suite.

Outside the rear garden has been beautifully landscaped offering a combination of paving, decking and the remainder laid to lawn. There are a number of plants, trees and shrubbery giving the garden an injection of colour with two sheds providing storage.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,463 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This property is located in the popular area of Llandaff North, close to a variety of shops and amenities. Hailey Park and Llandaff Rowing club are within walking distance and there are excellent bus and train links close by.

ENTRANCE HALLWAY

14' 6" Maximum x 12' 10" (4.44m x 3.93m)
Enter into spacious open hallway via composite front door. Smooth walls and ceiling with spot lighting and tiled flooring. Access leading into the shower room and utility room and L shaped hall leading to lounge and kitchen. Staircase leading to first floor. Upvc double glazed doors to front.

SHOWER ROOM

Fitted with a modern three piece suite comprising of shower enclosure, WC and wash hand basin. Smooth walls with tiled shower area and tiled flooring. Smooth ceiling with spot lighting. Upvc double glazed obscure window to rear.

UTILITY ROOM

7' 8" x 7' 2" (2.36m x 2.19m)
Fitted with a traditional range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Space for washing machine and tumble dryer. Built in fridge/freezer. Smooth walls and ceilings with spot lighting and tiled flooring to finish. Upvc double glazed obscure window to rear. And Upvc double glazed door to rear garden.

LOUNGE

15' 2" x 13' 8" (4.63m x 4.17m)
Light lounge area with smooth walls and ceiling with a central light pendant finished with wooden floors. Upvc double glazed box window to front plus separate Upvc double glazed window to front.

DINING ROOM

9' 4" x 9' 8" (2.86m x 2.96m)
Smooth walls and ceiling with a central light pendant finished with wooden flooring. Door leading to under stairs cupboard. Opening to kitchen.

56 Chamberlain Road, Cardiff, CF14 2LX

KITCHEN

14' 7" x 9' 5" (4.47m x 2.89m)

Fitted with a traditional range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in double oven, electric hob and cooker hood over. Space for dishwasher. Built in fridge/freezer. Smooth walls with tiled splash back. Smooth vaulted ceiling with spot lighting and tiled flooring to finish. Two Upvc double glazed sky lights. Upvc double glazed window to rear. Upvc double glazed French doors leading to rear garden.

LANDING

Access leading into all first floor rooms. Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM ONE

10' 11" x 11' 1" to fitted wardrobes (3.34m x 3.39m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Built in fitted sliding wardrobes. Upvc double glazed window to front.

BEDROOM TWO

8' 10" x 9' 6" (2.71m x 2.91m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed box window to front.

BEDROOM THREE

6' 10" x 10' 5" (2.10m x 3.19m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM FOUR

9' 11" x 6' 0" (3.04m x 1.84m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in shower enclosure with separate free standing bath, WC and wash hand basin. Partly tiled walls and flooring with smooth ceiling finished with spot lighting. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Block paved driveway to front providing off road parking for three cars with a front garden and laid to lawn. Corner flower bed providing ideal space for plants and shrubbery.

Rear - Enclosed rear garden comprising of patio with the remainder mostly laid to lawn. A decked area to the rear of the garden offers a beautiful space to capture the evening sun with a border of plants, trees and shrubbery and garden fence surround. Two garden sheds also provide great outside storage.

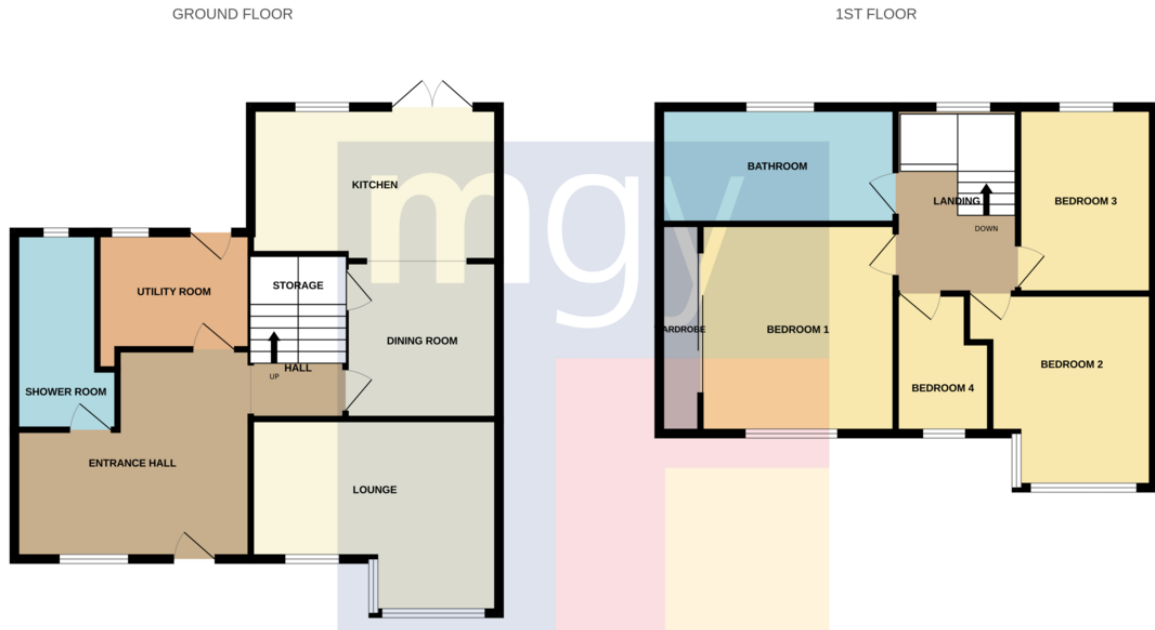
56 Chamberlain Road,
,Cardiff, CF14 2LX



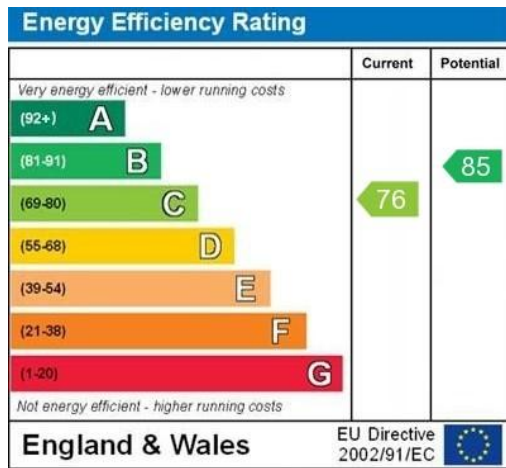
56 Chamberlain Road,
Cardiff, CF14 2LX



56 Chamberlain Road, Cardiff, CF14 2LX



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.
Made with Metroplan ©2023



Whitchurch 02922 745848
64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.