

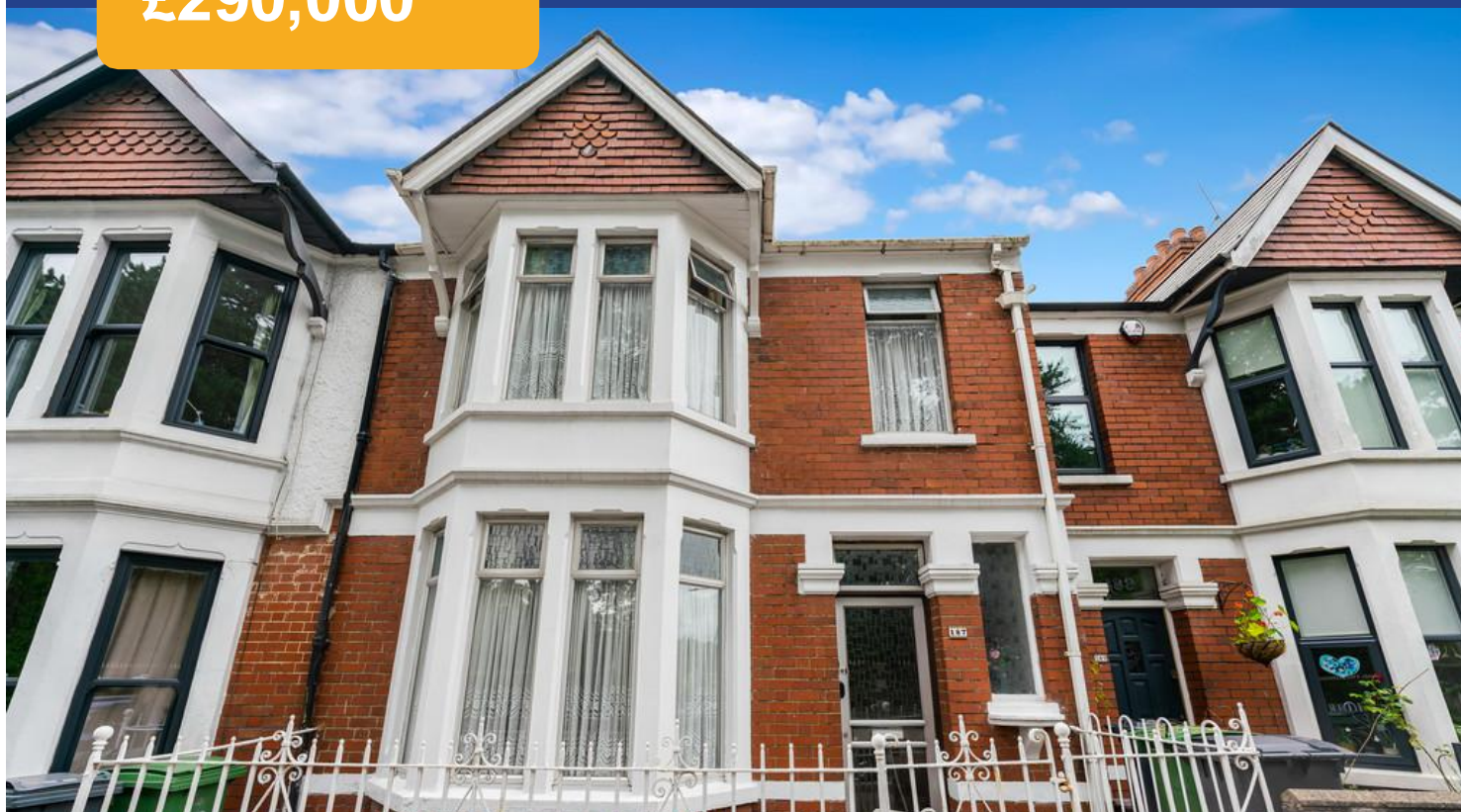
187 Allensbank Road,
, Cardiff, CF14 3QY



Estate Agents and
Chartered Surveyors

Asking Price Of

£290,000



Mid Terraced House

3

1

2

2

Property Description

A much loved home in need of modernising and upgraded but beautifully kept by the current owner. Within walking distance to the Heath hospital ideal for doctors and nurses. The property has been very well maintained however is in need of modernising and upgrading. Internally the property accommodation comprises; entrance hallway, dining room, lounge, kitchen, pantry and cloakroom all to the ground floor. To the first floor you will find three bedrooms and a shower room complete with three piece suite.

Outside the property offers a gated front courtyard garden which is paved offering low maintenance upkeep. The rear garden is also enclosed and offers a paved area ideal for outside dining with a garden laid to lawn. There are a range of mature plants, trees and shrubbery which have been well groomed around the boarder of the garage. Rear lane access and detached garage.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,119 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the popular Heath area, within walking distance of Whitchurch Road with it's wide variety of shops and restaurants. The Heath Hospital is within close proximity along with easy access to the City Centre, and links to the M4.

ENTRANCE HALL

Enter into hallway via aluminium front door. Smooth walls with textured ceilings and a central light pendant and carpeted flooring to finish. Carpeted staircase leading to first floor. Doors leading into lounge/dining room and kitchen. Single glazed obscure window to front. Built in fitted under stair storage.

DINING ROOM

12' 11" x 11' 10" (3.95 max m x 3.63 min m)
Smooth walls with textured ceilings and a central light pendant with carpeted flooring to finish. Aluminium bay window to front. Opening into lounge.

LOUNGE

12' 11" x 12' 11" (3.95 m x 3.96 maxm)
Smooth walls with textured ceilings and a central light pendant with carpeted flooring by to finish. Wooden single door leading to rear garden with single glazed windows either side. Feature fireplace with feature stone wall and fitted shelving.

KITCHEN/BREAKFAST ROOM

17' 11" x 8' 1" (5.48 max m x 2.48 max m)
Fitted with a traditional range of wooden base and eye level units with laminate worktops over. Built in double oven and electric hob. Inset 1.5 bowl sink unit plus drainer. Space for under counter fridge/freezer and washing machine. Space for breakfast table and chairs. Upvc double glazed window to side and single obscure glazed window with borrowed light into lounge. Door leading to panty and inner hall.

PANTRY

5' 6" x 3' 1" (1.70m x 0.94m)
Textured walls and ceilings with carpeted flooring and pendant light. Single glazed window to side.

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INNER HALLWAY

Textured walls with smooth ceilings and a central light pendant with carpeted flooring to finish. Door leading to WC and wooden door leading to rear garden.

WC

Fitted with a single piece suite comprising WC. Textured walls and ceilings with a central light pendant and carpeted flooring. Upvc double glazed obscure window to rear.

LANDING

Smooth walls with textured ceilings and a central light pendent and carpeted flooring to finish. Doors leading to all first floor rooms.

BEDROOM ONE

14' 0" x 10' 11" (4.27 into bay m x 3.35 m)

Smooth walls and textured ceilings and a central light pendant with carpeted flooring to finish. Aluminium bay window to front. Built in fitted wardrobes providing plenty of hanging space and storage.

BEDROOM TWO

11' 8" x 12' 1" (3.58m x 3.69m)

Textured walls and ceilings with a central light pendant and carpeted flooring to finish. Built in double wardrobes x2 one of which houses the Baxi combi boiler. Upvc double glazed window to rear.

BEDROOM THREE

7' 6" x 5' 11" (2.31 m x 1.82m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Aluminium window to front. Loft hatch provides access to loft storage.

BATHROOM

Fitted with a traditional three piece suite comprising corner shower with shower curtain and fitted electric shower, WC and wash hand basin. Partly tiled walls and textured ceilings and a central light pendant with carpeted flooring to finish. Single glazed obscure window to rear.

OUTSIDE

Front - paved front courtyard garden with gated access leading to front door.

Rear - an enclosed mature rear garden comprising of a range of plants, trees and shrubbery with a patio area for seating and pathway leading to garage. Rear gated access to lane at the back.

GARAGE

18' 11" x 9' 2" (5.78m x 2.81m)

Detached garage to rear offering a great space for storage or workshop. Fitted with power sockets and lighting.

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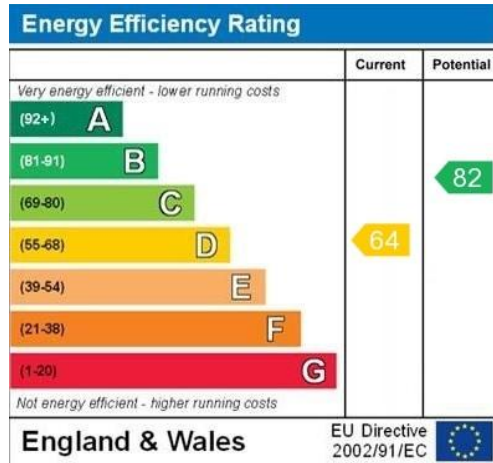
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GROUND FLOOR

1ST FLOOR



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