

5 Goodwood Close,

Michaelstone Super Ely, Cardiff, CF5 4TE



Estate Agents and
Chartered Surveyors

Asking Price Of

£240,000



End of Terrace Property



Property Description

**** NO CHAIN ** THREE BEDROOM END TERRACE FAMILY HOME **** A extended, spacious, three bedroom end terrace family home in a convenient location close to transport links and amenities. Spacious entrance hallway, lounge, sitting and dining room, kitchen and breakfast room. To the first floor are three bedrooms and a family shower room with separate wc. Gas central heating, uPVC double glazing. Rear garden comprising paved patio and lawn. Lawned front garden and keyblock driveway. No chain. EPC rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,097 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Close to the amenities of Culverhouse Cross, on the outskirts of Cardiff and the Vale of Glamorgan. This home is ideally located for accessing the M4, and enjoying the many amenities on offer in the Welsh capital.

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed windows to upper part, matching side screen window, leading to the spacious entrance hallway, staircase to first floor, understairs storage cupboard and radiator.

LOUNGE

14' 4" x 11' 5" (4.38m x 3.48m)
Overlooking the front garden, a good sized reception, feature fireplace and radiator.

SITTING AND DINING ROOM

17' 10" x 11' 11" (5.46m x 3.64m)
An excellent sized reception with window to side, feature fireplace and radiator. Door to kitchen.

KITCHEN AND BREAKFAST ROOM

17' 3" x 8' 5" (5.28m x 2.58m)
With units and worktops to three sides, inset 1.5 bowl sink with side drainer, inset four ring gas hob with concealed cooker hood above, matching eye level wall cupboards, plumbing for washing machine, space for family breakfast table, patio doors to rear, windows to rear and side. Radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

15' 6" x 10' 6" (4.73m x 3.21m)
Overlooking the lawned front garden and driveway, a good sized principal bedroom, range of fitted wardrobes and radiator.

BEDROOM TWO

11' 11" x 9' 10" (3.64m x 3.02m)
Aspect to rear, a second double bedroom. Radiator.

BEDROOM THREE

11' 5" x 7' 3" (3.50m x 2.23m)
Aspect to front, built out wardrobe. Radiator.

FAMILY SHOWER ROOM

Double width shower cubicle, vanity wash hand basin with storage below, full wall tiling, airing cupboard housing the 'Worcester' gas central heating boiler. Window to rear and radiator.

SEPARATE WC

Low level wc, wall tiling to half height, obscure glass window to rear.

OUTSIDE

REAR GARDEN

Paved patio leading onto a shaped area of lawn. Access to side. Outside tap.

FRONT GARDEN

Area of lawn, keyblock pathway, low level brick wall. Key block paved driveway to side.

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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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