

109 Poplar Road,

Cardiff, CF5 3PT



Estate Agents and
Chartered Surveyors

Asking Price Of

£289,950



End of Terrace Property

4

2

2

1

Property Description

**** FOUR BEDROOM END OF TERRACE ** SPACIOUS SOUTH WESTERLY FACING REAR GARDEN **** A well presented, three double bedroom mid terrace family home in a convenient location being a short distance from local amenities. Spacious entrance hallway, Cloakroom/ shower room, open plan kitchen /dining room, utility room. To the first floor there are four bedrooms and a family bathroom. Gas central heating. Double glazing. Spacious, enclosed south westerly facing garden. Driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1043 sq.ft.

**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

Entered via block paved driveway with parking for three vehicles to front door. Outside lighting. Shrub borders.

HALLWAY

Entered via uPVC double glazed front door with matching side window into hallway. Tiled flooring. Doors to lounge, kitchen/diner and WC/Shower Room. Stairs to first floor with under stair storage cupboard. Radiator.

LOUNGE

13' 3" x 11' 7" (into bay)(4.04m x 3.55m)
uPVC double glazed bay window to front. Tiled flooring. Feature electric fireplace. Radiator.

CLOAKROOM/SHOWER ROOM

5' 8" x 5' 2" (1.74m x 1.58m)
Fitted with a low level WC, modern wash hand basin and corner shower cubicle with electric shower over. Tiled flooring and splash backs. Ladder radiator. Spotlights. uPVC double glazed obscure window to front.

KITCHEN/DINING ROOM

24' 8" x 11' 11" (7.52m x 3.64m)
A modern, open plan kitchen/diner to include a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted oven, microwave and induction hob with modern extractor fan over. Integrated. Fridge, freezer, dishwasher and wine cooler. Cupboard housing gas central heating boiler. Tiled flooring. Double glazed window and feature 3 leaf double glazed bifold doors to rear. Modern column radiator. Spotlights. Door utility room.

UTILITY ROOM

5' 2" x 4' 8" (1.58m x 1.43m)
Space for washing machine and tumble dryer with fitted work surface over. Tiled flooring.

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FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom. Loft access.

BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.99m)

Fitted wardrobes to two walls plus additional storage cupboard. Laminate wood flooring. uPVC double glazed window to front. Radiator.

BEDROOM TWO

11' 6" x 10' 5" (3.52m x 3.19m)

uPVC double glazed window to rear with lovely outlook. Laminate wood flooring. Radiator.

BEDROOM THREE

9' 2" x 9' 0" (max)(2.80m x 2.75m)

uPVC double glazed window to front. Laminate wood flooring. Spotlights.

BEDROOM FOUR

12' 4" x 6' 2" (max)(3.78m x 1.88m)

uPVC double glazed window to rear. Laminate wood flooring. Radiator.

BATHROOM

7' 7" x 5' 4" (2.33m x 1.65m)

Suite comprises low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled flooring and splash backs. Radiator. Two uPVC double glazed obscure windows to rear. Extractor fan.

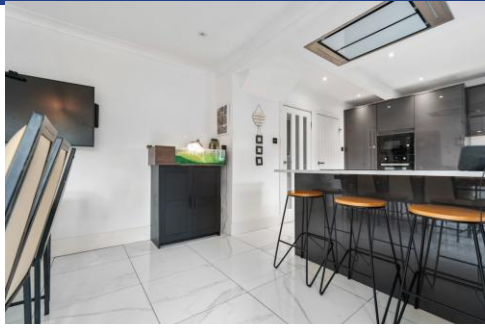
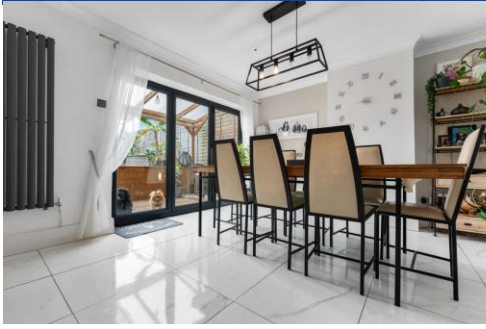
OUTSIDE

REAR GARDEN

A South Westerly facing rear garden mainly laid to lawn with decked patio and lean-to over.

Outbuilding with WC. Additional paved patio and decked seating area to the upper level with feature pergola. Brick built bbq. External lighting. Outside tap. Boundary fence.

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GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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	74 C	
55-68	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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