

25 Maelog Place, Mynachdy, Cardiff, CF14 3ED



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Semi-Detached House

3

1

2

2

Property Description

A good size family home situated in the Mynachdy area of Cardiff. The property briefly comprises of entrance hall, lounge, dining room, kitchen, rear hallway, cloakroom, three bedrooms and bathroom. Outside an enclosed rear garden with mature trees and shrubs and driveway and garage. The property benefits from a new roof (2022).

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,184 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is ideally situated close to Pontcanna fields and the Taff trail. Excellent transport links to the city centre and beyond.

ENTRANCE HALL

Entered via upvc double glazed door with decorative obscure glazed panels. Upvc double glazed screen to front. Tiled flooring. Storage cupboard with shelving housing electric meters. Stairs rising to first floor. Radiator. Door to :-

DINING ROOM

10' 10" x 10' 4" (3.32m x 3.15m)
Upvc double glazed window to front. Ceramic tiled floor. Radiator.

LOUNGE

15' 10" into door way x 11' 1" (4.83m x 3.39m)
Upvc double glazed window to rear. Ceramic tiled floor. Feature fireplace housing coal effect fire. Radiator. Door :-

KITCHEN

12' 0" x 10' 2" (3.68m x 3.12m)
Two upvc decorative obscure windows to side. Door to rear porch. Ceramic tiled floor. Range of fitted base and wall units with work surface over incorporating ceramic sink unit with mixer tap. Built in electric oven with inset gas hob and stainless steel extractor fan over. plumbing for washing machine.

REAR HALLWAY

Upvc obscure double glazed door leading to rear garden. Ceramic tiled floor and walls.

CLOAKROOM

Upvc obscure double glazed window to rear. Ceramic tiled floor and walls. Wall mounted Baxi combi boiler.

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FIRST FLOOR

LANDING AREA - Access to part boarded attic accessed via wooden ladder

BEDROOM ONE

15' 11" x 11' 2" (4.87m x 3.41m)

Upvc double glazed window to rear. Laminate wood effect flooring. Radiator.

BEDROOM TWO

14' 11" x 9' 2" (4.55m x 2.81m)

Upvc double glazed window to rear, Laminate wood effect flooring. Radiator.

BEDROOM THREE

10' 11" x 10' 4" (3.35m x 3.16m)

Upvc double glazed window to front. Laminate wood effect flooring. Radiator.

BATHROOM

Upvc obscure double glazed window to front. Laminate wood effect flooring. Panelled walls. Three piece suite comprising walk in corner shower cubicle, pedestal wash hand basin with mixer tap and low level wc. Heated chrome towel rail. Wall mounted mirror. Extractor fan.

OUTSIDE

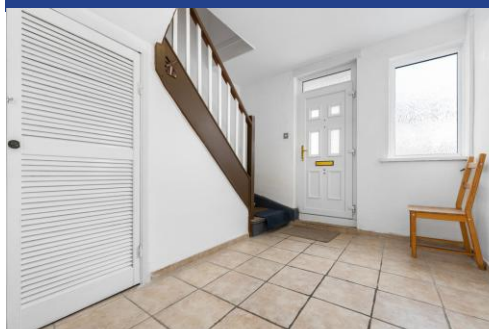
FRONT - Blocked paved front with parking for two vehicles. Driveway leading to garage. Flower borders.

REAR GARDEN - Enclosed with wooden gate allowing access to driveway and garage. Water tap. Laid mainly to lawn with small paved patio area. Flower and shrub borders. Apple tree and a range of flowers and shrubs.

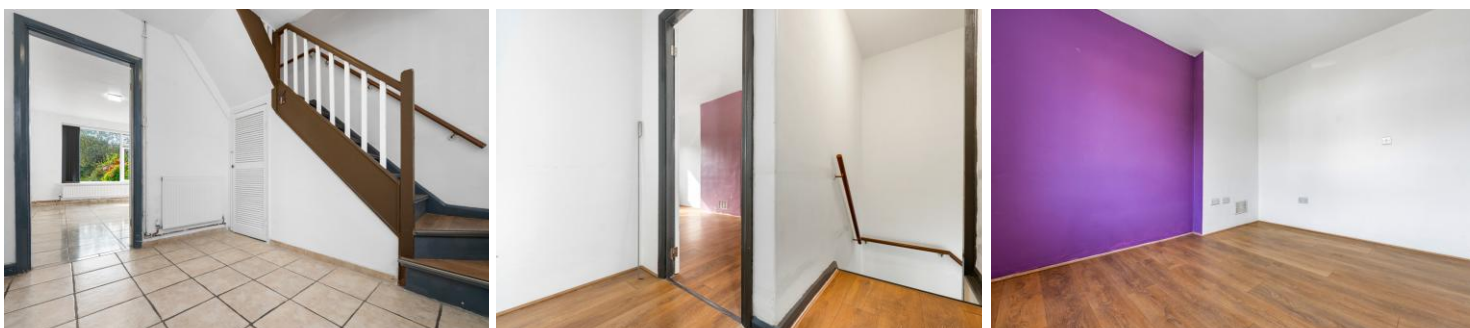
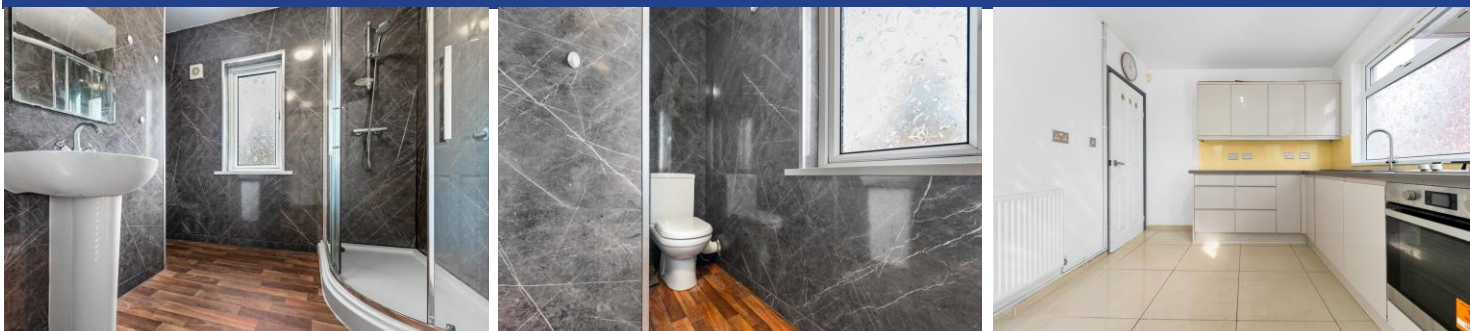
GARAGE

Accessed via electric up and over door. Power and lighting. Windows to rear and side. Door leading to rear garden.

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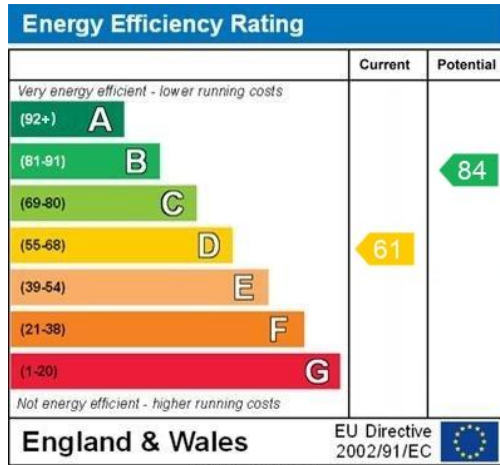
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GROUND FLOOR

1ST FLOOR



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