

51 Ashdene Close,

Cardiff, CF5 2SA



Estate Agents and
Chartered Surveyors

Asking Price Of

£170,000



Mid Terrace Property

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Property Description

**** ONE BEDROOM MID TERRACE HOME ****
REAR GARDEN ** PARKING TO FRONT ** A bright and spacious one bedroom mid terrace home in a convenient location. Open plan lounge/diner and kitchen. To the first floor is a double bedroom and shower room. Gas central heating. Double glazing. Paved patio and tiered lawn garden. Parking to front. EPC: tbc

Tenure Freehold

Council Tax Band C

Floor Area Approx 495 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas.

ENTRANCE

Approached via a uPVC entrance doorway.

KITCHEN

12' 0" x 9' 8" (3.66m x 2.95m)
With units to two sides. Inset stainless steel sink with side drainer. Inset four hob with oven below, cooker hood above. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Tiled splash back. Radiator. Storage cupboard.

LOUNGE/DINER

17' 3" x 11' 9" (5.28m x 3.59m)
A good sized reception, open plan with kitchen. Door to rear garden. Staircase to first floor. Feature fireplace. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the first floor landing. Cupboard housing the combi gas central heating boiler. Access to roof space.

BEDROOM ONE

11' 1" x 8' 8" (3.38m x 2.65m)
Overlooking the rear garden, a good sized double bedroom. Built in storage cupboard. Radiator.

SHOWER ROOM

Low level wc, wash hand basin, disability access shower with wall mounted electric shower. Full wall tiling. Obscured glass window to front. Radiator.

OUTSIDE

REAR GARDEN

Paved patio leading onto tiered area of lawn. Enclosed by timber fencing.

FRONT GARDEN

Driveway and paved pathway to front door.

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GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 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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EPC to be inserted here

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