

29 Caer Wenallt,

Cardiff, CF14 7HN



Estate Agents and
Chartered Surveyors

Asking Price Of

£339,000



Semi-Detached House

4

1

2

2

Property Description

**** NO CHAIN **** A family home situated in the sought after Pantmawr area of Cardiff. The property briefly comprises entrance porch, hallway, lounge/dining room, sitting room, kitchen/breakfast room and cloakroom. To the first floor there are four bedrooms (third bedroom accessed via bedroom two) and bathroom. Outside there are gardens to front and rear and off road parking with garage.

Tenure Freehold

Council Tax Band F

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

ENTRANCE PORCH

Housing gas meter.

ENTRANCE HALLWAY

Entered via upvc double glazed door with decorative leaded panels and obscure glazed screens to side and above. Part wood block flooring. Cloak hanging. Radiator. Open plan to :-

INNER HALLWAY

Wood block flooring. Turned stairs to first floor. radiator. Door to :-

CLOAKROOM

Upvc obscure double glazed window to side. Tiled walls. Low level wc and wall mounted wash hand basin. Plumbing for washing machine.

SITTING ROOM

13' 0" x 12' 0" (3.98m x 3.68m)
Upvc double glazed window to front. Coved ceiling. Dado rail. Wired for two wall lights. Wood block flooring. Feature wooden fireplace with cast iron working fireplace with inset hearth. Radiator.

LOUNGE/DINING ROOM

18' 3" x 10' 5" (5.57m x 3.20m)
Upvc double glazed sliding patio doors to rear garden. Part wood block flooring/part quarry tiled flooring. Radiator.

KITCHEN

16' 6" x 8' 4" (5.04m x 2.55m)
Upvc double glazed windows to rear. Quarry tiled flooring. Part tiled/part wooden cladding to walls. Range of fitted wooden base and wall units with work surfaces incorporating ceramic sink unit with mixer tap. Built in electric oven and inset gas hob with extractor fan over. Plumbing for dishwasher. Under counter recess for fridge and freezer. Wooden shelving to one wall. Room for fridge freezer. Radiator. Opening and archway to :

BREAKFAST ROOM

10' 1" x 9' 9" (3.08m x 2.99m)
Upvc double glazed sliding patio doors to front and side garden. Upvc obscure double glazed door to rear garden. Upvc double glazed window to side. Laminate wood flooring. Radiator.

FIRST FLOOR

Large obscure screen to side. Access to loft space. Door to :-

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WC

Upvc double glazed window to side. Part tiled walls. Low level wc.

BEDROOM ONE

10' 7" x 9' 9" (3.23m x 2.99m)

Upvc double glazed window to rear. Coved ceiling. Fitted wardrobes with hanging and shelving. Radiator.

BEDROOM TWO

13' 0" x 5' 9" (3.98m x 1.77m)

Upvc double glazed window to front. Radiator. Door to :-

BEDROOM THREE

12' 10" x 5' 10" (3.93m x 1.78m)

Upvc double glazed window to front. Radiator.

BEDROOM FOUR

9' 1" x 6' 7" (2.77m x 2.03m)

Upvc double glazed window to front. Fitted wardrobes with hanging and shelving. Radiator.

BATHROOM

Upvc obscure double glazed window to rear. Tiled walls. Two piece suite comprising panelled bath with shower over and pedestal wash hand basin. Storage with shelving housing ideal combi gas central heating boiler.

OUTSIDE

REAR GARDEN - Steps leading to raised seating area. Enclosed by fencing and mature hedging.

FRONT & SIDE GARDENS - Accessed via wrought iron gate with pathway leading to front door. Enclosed by low level brick walls with hedging and wooden fencing. Laid to lawn with mature shrub and flower borders.

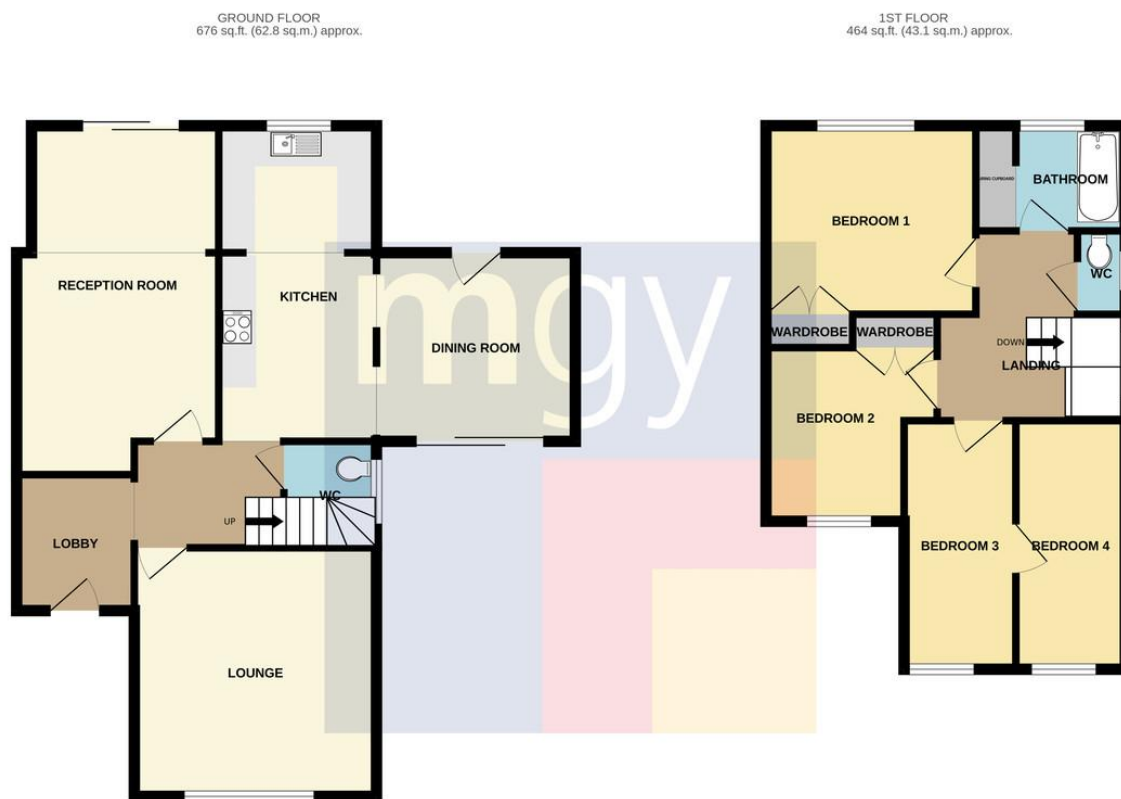
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