

62 Aberdore Road, Gabalfa, Cardiff, CF14 2SR



Estate Agents and
Chartered Surveyors

Asking Price Of

£260,000



Semi Detached House

3

1

2

1

Property Description

MGY offer for sale this semi detached property in the popular Gabalfa area. Accommodation comprises porch, entrance hall, lounge, kitchen/ diner, conservatory, w.c and outbuilding, three bedrooms and bathroom. Garden to rear, driveway and garden to front.

Tenure Freehold

Council Tax Band C

Floor Area Approx 914 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

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LOCATION

Gabalfa is a popular area of Cardiff with easy access to the city centre and A470/M4. Local schools at all levels. Close to retail outlets including Tesco superstore.

PORCH

ENTRANCE HALL

Entered via wooden door. Stairs to first floor. Double glazed window to side. Radiator.

LOUNGE

14' 4" x 10' 9" (4.39m x 3.28m)
Double glazed window to front.
Laminate flooring. Coved ceiling.
Radiator.

KITCHEN/DINER

17' 10" x 11' 0" (5.45m x 3.37m)
Double glazed window and double

glazed sliding door to conservatory.

Tiled floor. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Built in oven with 4 ring gas hob and extractor hood over. Space for fridge / freezer. Door to w.c and to outbuilding. Pantry cupboard.

OUTBUILDING

Outbuilding has uPVC door to front. Windows to side and rear

CONSERVATORY

14' 11" x 7' 9" (4.55m x 2.37m)
Windows to side and rear. Double glazed doors to rear garden.

FIRST FLOOR

STAIRS & LANDING

Double glazed window to side.
Laminate flooring. Airing cupboard housing ideal combi boiler. Access to loft space.

BEDROOM ONE

11' 9" x 10' 10" (3.59m x 3.31m)
Double glazed window to front.
Laminate flooring. Fitted wardrobe.

BEDROOM TWO

14' 6" x 8' 8" (4.43m x 2.66m)
Double glazed window to rear. Fitted wardrobe. Laminate flooring. Radiator.

BEDROOM THREE

9' 3" x 7' 9" (2.82m x 2.37m)
Double glazed window to front. Fitted cupboard. Laminate flooring. Radiator.

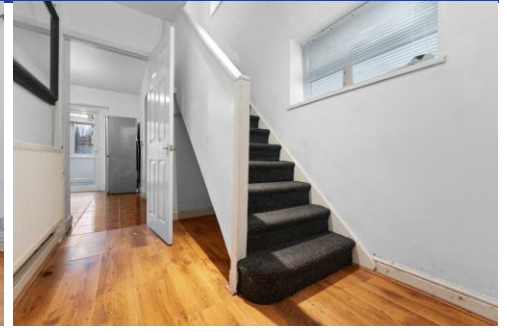
BATHROOM

6' 3" x 5' 6" (1.93m x 1.68m)
Obscured double glazed window to side. Bath with hot and cold taps and electric shower over, pedestal wash hand basin, w.c.

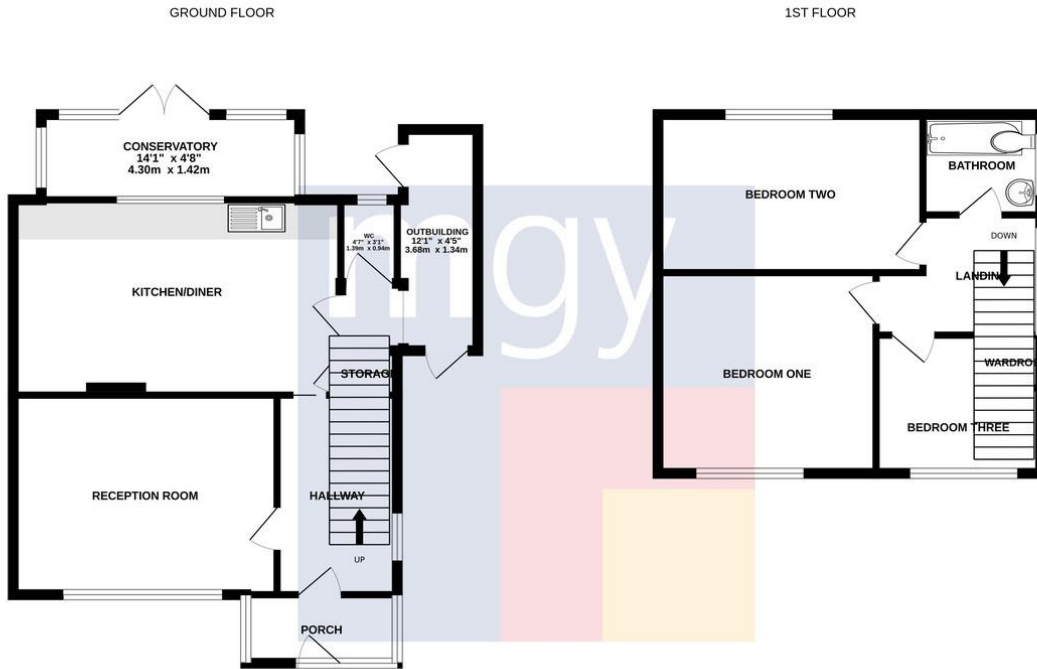
OUTSIDE

Rear -mostly lawned
Front - driveway and part lawned

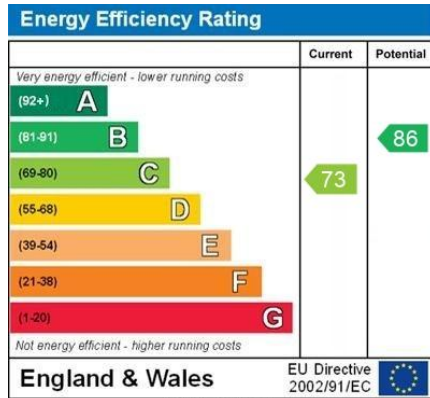
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