

14 Woodford Close, Cardiff, CF5 2PH



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached Property

3

1

1

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Property Description

**** SEMI-DETACHED PROPERTY ** THREE BEDROOMS ** BEAUTIFULLY PRESENTED THROUGHOUT ** WELL MAINTAINED REAR GARDEN**

****A well presented three bedroom property in the sought after location. The property has a spacious lounge, kitchen/dining room. There are three bedrooms and a family bathroom all beautifully decorated. A well maintained, good sized rear garden and front garden. Electric car charger. EPC Rating: D**

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities. 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 driveway to front. Parking for three vehicles. Electric car charger. Gated access to rear garden.

HALLWAY

Entered via uPVC double glazed front door into hallway. Oak internal doors throughout. Door into hallway, stairs to first floor. Radiator. Herringbone wood flooring.

LOUNGE

16' 7"(max) x 11' 5" (5.08m x 3.49m)
uPVC double glazed bay window to front. Feature media wall with impressive electric fireplace. Built in storage and down lights. Herringbone wood flooring. Column radiator. Door into:

KITCHEN/DINER

14' 8" x 9' 9" (4.48m x 2.99m)
A beautifully presented kitchen fitted with a wide

range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Integrated dishwasher and washing machine. Fitted with electric oven and gas hob with extractor hood over. Space for fridge/freezer. Herringbone wood flooring. Under stair storage cupboard. uPVC double glazed window and French patio doors to rear garden. Radiator. Spotlights.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Airing cupboard housing gas central heating boiler. Loft access (boarded with pull-down ladder). uPVC double glazed window to side.

BEDROOM ONE

11' 0" x 8' 5" (3.36m x 2.57m)
Fitted mirrored wardrobes to one wall. uPVC double glazed window front. Radiator.

BEDROOM TWO

11' 1" x 8' 7" (3.38m x 2.62m)
uPVC double glazed window to rear. Radiator.

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BEDROOM THREE

7' 10" x 5' 10" (2.39m x 1.79m)

uPVC double glazed window to front. Radiator.

BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

Modern low level WC, pedestal wash hand basin and panelled bath with electric shower over, and glass screen. Tiled walls and floor. Radiator.

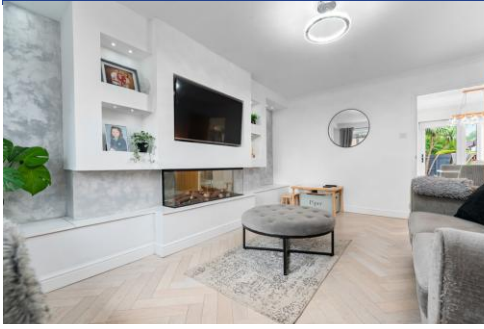
Extractor fan. uPVC double glazed window to rear.

OUTSIDE

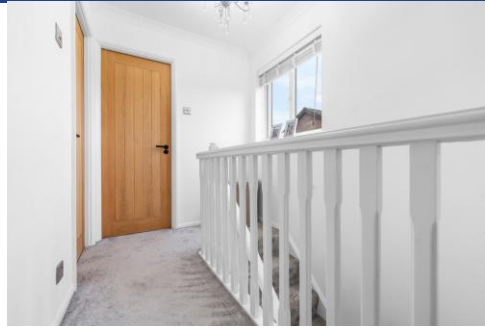
REAR GARDEN

A well presented, enclosed rear garden mainly laid to lawn with paved patio, raised flower bed, and shrub borders. Boundary fence. Outside tap.

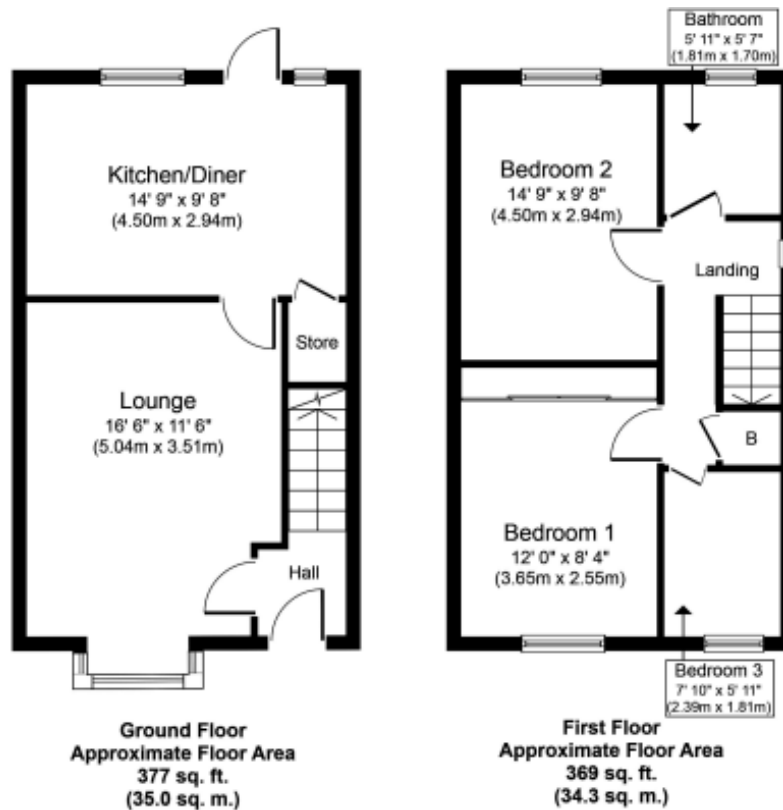
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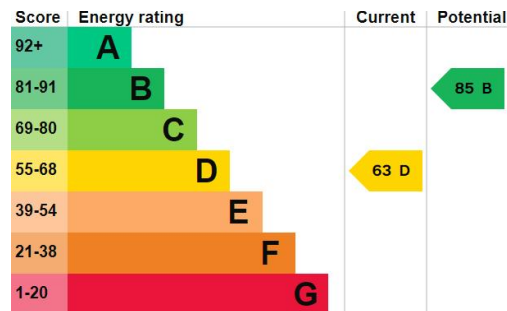
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