

13 Cosheston Road, Cardiff, CF5 3NQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£265,000



End of Terrace Property

3

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Property Description

**** THREE DOUBLE BEDROOM END TERRACE FAMILY HOME
** LARGE SOUTH FACING REAR GARDEN ** NO CHAIN **** A bright and spacious three double bedroom end of terrace family home in the area of Fairwater being close to transport links and amenities. Entrance hallway, dining room, kitchen, inner lobby with utility space and ground floor shower room. To the first floor are three double bedrooms and a family bathroom. Gas central heating. Large south facing rear garden comprising lawn and paved patio. Enclosed front garden with gates and driveway. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,020 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. 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 HALLWAY

Approached via a wood panelled entrance door leading to the hallway. Staircase to first floor with understairs storage recess. Radiator.

LOUNGE

13' 7" x 11' 11" (4.15m x 3.64m)
Overlooking the large rear garden, a good sized reception. Recess chimney breast. Laminate flooring. Radiator. Door to dining room.

DINING ROOM

9' 10" x 7' 11" (3.00m x 2.42m)
Overlooking the attractive paved patio and lawned rear garden. Laminate flooring. Radiator. Door to kitchen.

KITCHEN

12' 8" x 7' 11" (3.87m x 2.43m)
With worktops to three sides. Inset stainless steel sink with side drainer. Tiled splash back. Three windows to front. Opening to inner lobby. Doors to dining room and hallway.

INNER LOBBY

With door to side access. Utility space with plumbing for washing machine. Sliding door to ground floor shower room.

SHOWER ROOM

8' 2" x 5' 10" (2.50m x 1.79m)
White suite comprising low level wc, wash hand basin, disability show cubicle with seat and 'Triton' shower. Obscured window to rear. Tiled splash back. Cupboard housing the 'Ideal' gas central heating boiler with shelving. Raider.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious landing area. Access to roof space. Window to front. Large airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

12' 1" x 11' 0" (3.70m x 3.36m)
Overlooking the rear garden, a good sized principal bedroom. Built in storage cupboard with open fronts. Radiator.

BEDROOM TWO

14' 4" x 9' 0" (4.37m x 2.76m)
Aspect to rear, a second double bedroom. Radiator.

BEDROOM THREE

10' 5" x 8' 11" (3.18m x 2.73m)
Aspect to front, a third double bedroom. Radiator.

FAMILY BATHROOM

7' 6" x 5' 10" (2.30m x 1.79m)
A good sized family bath comprising low level wc, wash hand basin, panelled bath with chrome shower above and shower mixer tap. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A south facing rear garden comprising large paved patio leading onto a sizeable area of lawn with pathway leading to rear timber storage shed. Mature comfiers to one boundary and centre of garden. Enclosed by brick built wall. Access to side.

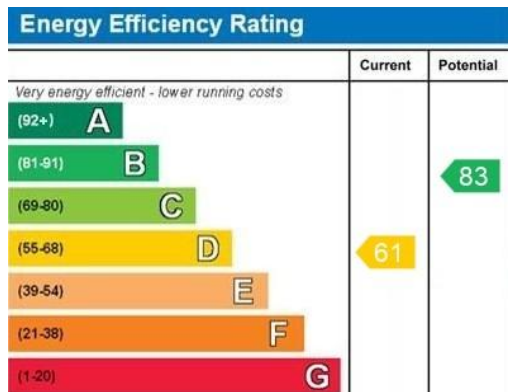
FRONT GARDEN

Enclosed area of lawn with entrance gates to driveway and gate to pedestrian pathway.

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