

10 Berry Place,

Cardiff, CF5 3LQ

Asking Price Of

£250,000



Estate Agents and
Chartered Surveyors



Semi_Detached Property

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Property Description

**** THREE BEDROOM SEMI DETACHED ** CONVENIENT LOCATION **** A bright and spacious three good sized bedroom semi detached family home in the convenient location of Fairwater being close to local amenities and transport links. Spacious entrance hallway, cloakroom, lounge, dining room with french doors to rear garden and opening to the neat fitted kitchen. To the first floor are three good sized bedrooms and a family bathroom. Gas central heating, double glazing. Low maintenance paved patio rear garden with brick built storage shed. EPC Rating: tbc

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is within close proximity to local shops, amenities and three primary schools. Pentrebanne village and nearby Fairwater both offer a variety of shops including a café. Excellent public transport links to Cardiff City Centre.

ENTRANCE HALLWAY

11' 7" x 6' 11" (3.54m x 2.12m)
Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor. Laminate flooring. Radiator.

CLOAKROOM

Comprising low level wc, window to side.

LOUNGE

12' 10" x 10' 11" (3.93m x 3.33m)
With large window to front. Wall mounted electric fire. Laminate flooring. Radiator.

DINING ROOM

12' 0" x 10' 5" (3.66m x 3.19m)
With french doors opening to the low maintenance rear garden, a good sized dining room with ample space for large table. Tiled flooring. Radiator. Opening to kitchen.

KITCHEN

9' 3" x 8' 2" (2.84m x 2.49m)
Well appointed along three sides in woodgrain finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Integrated fridge freezer. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Recessed spotlights. Window to rear.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Obscured glass window to side. Access to part boarded roof space.

BEDROOM ONE

12' 9" x 11' 1" (3.90m x 3.38m)
Overlooking the rear garden, a good sized primary double bedroom. Radiator.

BEDROOM TWO

13' 1" x 10' 3" (max) (4.01m x 3.13m)
Overlooking the green to front, a second double bedroom. Radiator.

BEDROOM THREE

9' 0" x 8' 5" (2.75m x 2.58m)
Aspect to rear, a good sized third bedroom. Radiator.

FAMILY BATHROOM

6' 2" x 5' 7" (1.88m x 1.72m)
Comprising low level wc, wash hand basin, wood panelled bath with shower above. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A low maintenance rear garden comprising paved patio. Brick built storage. Access to side via gate. Timber gate to rear. Outside tap.

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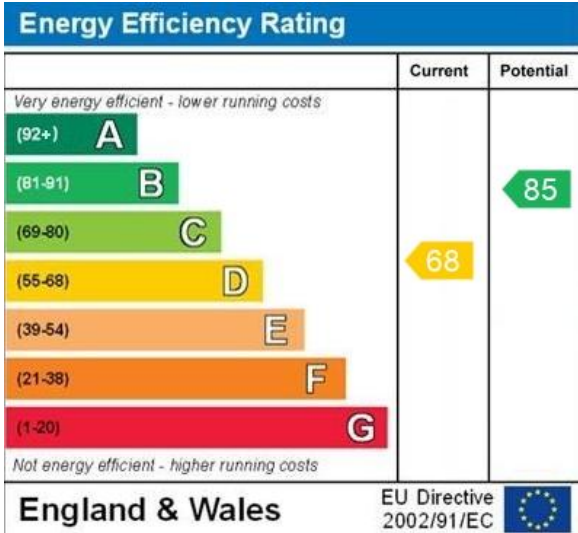
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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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