



**10 Porthamal Road, Cardiff**  
Cardiff

In Excess of **£300,000**







## 10 Porthamal Road

Cardiff, Cardiff

A two bedroom semi detached bungalow, being sold with no onward chain and located less than half a mile away from Rhiwbina village with its local shops and amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain
- In Need of Modernisation
- Two Bedrooms
- Shower Room
- Large South-Facing Garden
- Viewing Recommended



### **Porch**

Of UPVC, double glazed construction accessed via UPVC double glazed door, ceramic tiled floor, UPVC double glazed door leading to:

### **Entrance Hall**

Small entrance hall, ceiling light point, doors to:

### **Living room**

A good sized living room with double glazed windows to the front and rear, feature fire place with wooden mantle and surround, Granite effect heath, ceiling light point, coved ceiling, double panelled radiator, door to:

### **Kitchen**

A good sized kitchen, fitted with a matching range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, double glazed windows to the side and rear, double glazed door to the garden. space and plumbing for domestic appliances, ceramic tiled flooring, coved ceiling, ceiling light point.

### **Bedroom One**

A good sized double bedroom with double glazed front aspect window, ceiling light point, radiator, laminate wood flooring.

### **Bedroom Two**

A good sized double bedroom with double glazed side aspect window, ceiling light point, radiator, Parquet flooring.

### **Shower / Wet Room**

Mostly tiled walls, low level WC, wash hand basin, wall mounted shower, loft access point, vinyl flooring, ceiling light point.

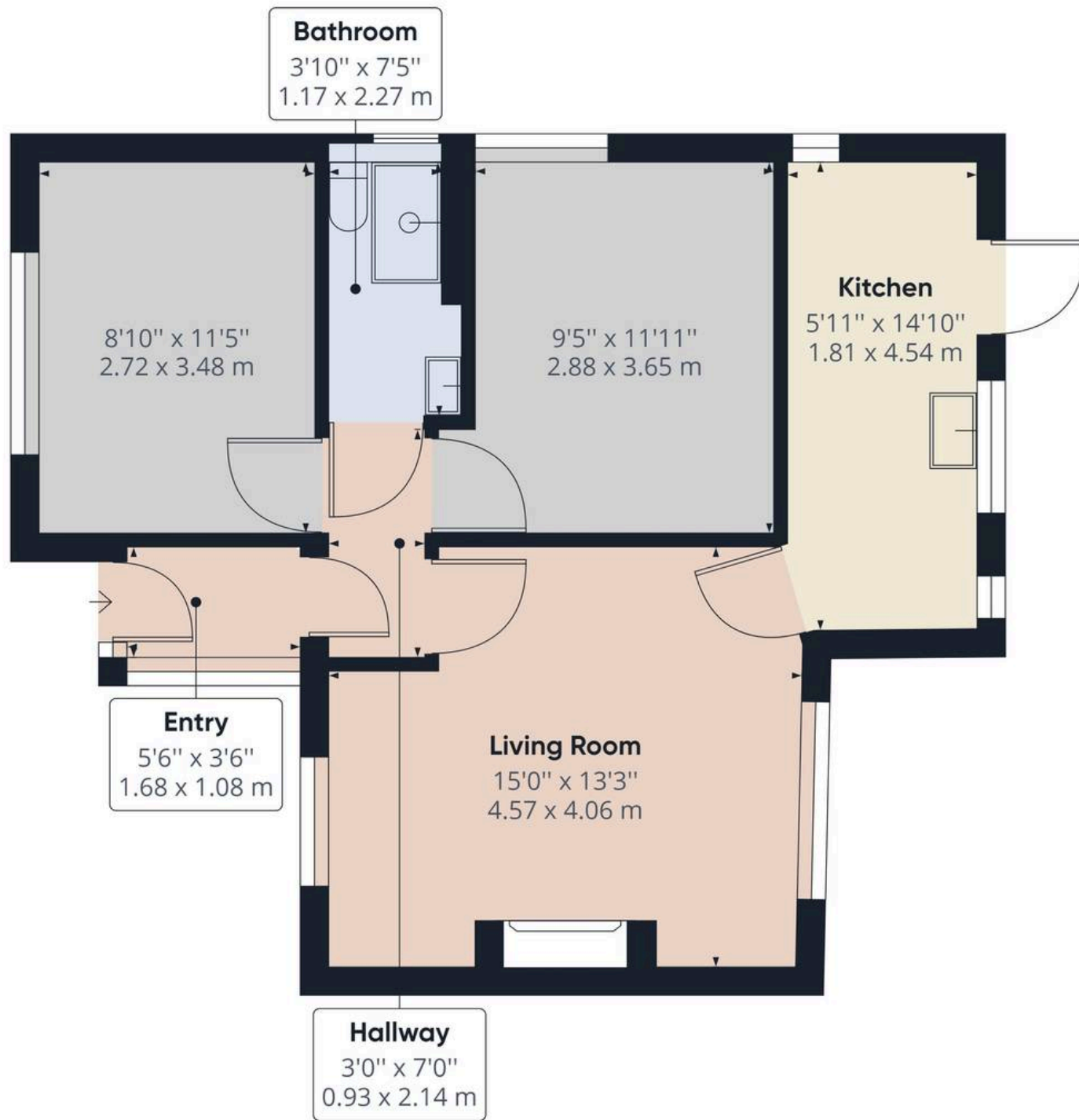
### **Front Garden**

Low maintenance front garden being paved to provide parking and part laid to shingle, gated side access.

### **Rear Garden**

A good sized rear garden being mainly laid to lawn with small patio area adjoining the house.





**Approximate total area<sup>(1)</sup>**

585.25 ft<sup>2</sup>

54.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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