



estate agents  
**harry harper**

**Powderham Drive**  
Grangetown, Cardiff

**Offers Between**  
**£169,950-£189,950**

**Semi-Detached House**

**Immaculately Presented**

**Two Double Bedrooms**

**Living Room**

**Kitchen / Breakfast Room**

**Shower Room**

**Front & Rear Gardens**

**Parking For Two Cars**

**UPVC Double Glazed**



We are delighted to offer for sale this immaculately presented two double bedroom semi-detached house situated in the popular area of Grangetown, Cardiff. The property comprises of entrance hall, living room and kitchen to the ground floor. To the first floor can be found two good sized double bedrooms and a shower room. The property further benefits from UPVC double glazed windows, gas central heating and an enclosed rear garden. . Ideally located with fantastic transport links allowing easy access to Newport, the Vale of Glamorgan or the M4/A470.



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### Entrance Hall

Enter via UPVC door with double glazed glass panel inserts, carpeted flooring, smooth walls, textured ceiling, access to built in storage cupboard, doors leading to the living room and kitchen.

### Living Room

12' 7" x 14' 1" (3.84m x 4.28m)

Enter via wooden door with glass panel inserts, carpeted flooring, smooth and wall papered walls, coved and textured ceiling, wall mounted radiator, stairs leading to first floor with wooden banister rail, white UPVC double glazed boxed bay window to front aspect.

### Kitchen / Breakfast Room

8' 8" x 12' 7" (2.64m x 3.84m)

Enter via wooden door with glass panel insert, kitchen comprising of a range of base eye, eye level and drawer units with complimentary worktops and floating breakfast bar, stainless steel sink with draining board and mixer tap, space and plumbing for washing machine, stand alone gas cooker and American style fridge freezer, wall mounted combi boiler and radiator, ceramic tiled flooring, smooth walls with tiled splash backs, coved and textured ceiling, white UPVC door with double glazed glass panel insert to the rear garden, white UPVC double glazed window to rear aspect.

### First Floor Landing

Access via carpeted stairs with wall mounted wooden banister rail, carpeted landing, smooth walls, coved and textured ceiling, white UPVC double glazed window to side aspect.

### Bedroom One

8' 6" x 12' 9" (2.59m x 3.88m)

Enter via wooden door, carpeted flooring, smooth and wallpapered walls, coved and textured ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

### Bedroom Two

8' 8" x 12' 9" (2.63m x 3.89m)

Enter via wooden door, carpeted flooring, smooth walls, coved and textured ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

### Shower Room

5' 4" x 9' 9" (1.63m x 2.98m)

Enter via wooden door, shower room comprising of a white three piece suite consisting of low level water closet with hidden cistern, pedestal wash basin with mixer tap and walk in double shower cubicle with sliding doors and overhead rainwater shower, ceramic tiled flooring, smooth walls with tiled splash backs, smooth and coved ceiling with recess spotlights, ceiling fitted extractor unit, wall mounted brushed chrome towel rail radiator.

### Front Garden

Largely laid to lawn with paved footpath to the front door with a decorative raised planting area.

### Rear Garden

The fully enclosed rear garden can be accessed via the kitchen directly onto the large patio area, the garden is complimented further by a lawn area and decorative planting areas, wall mounted outside water tap, wooden fence, brick built walls and wooden fences to boundaries.

### Parking

Off road parking for two cars.



## Tenure

We have been advised by the Vendor that the property is FREEHOLD.

## Council Tax

Band D.

## School Catchments

My Primary Catchment Area is  
Ninian Park Primary School (year 2017-18)  
Ninian Park Primary (year 2016-17)  
My Secondary Catchment Area is  
Fitzalan High School (year 2017-18)  
Fitzalan High School (year 2016-17)  
My Welsh Primary Catchment Area is  
Ysgol Gymraeg Pwll Coch (year 2016-17)  
Ysgol Gymraeg Pwll Coch (year 2017-18)  
My Welsh Secondary Catchment Area is  
Ysgol Gyfun Gymraeg Glantaf (year 2016-17)  
Ysgol Gyfun Gymraeg Glantaf (year 2017-18)



## Please Note

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the Office and we will be pleased to confirm the position for you. These particulars do not constitute part or all of an offer or contract. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit their purposes. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether viewed or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

**Money Laundering Regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

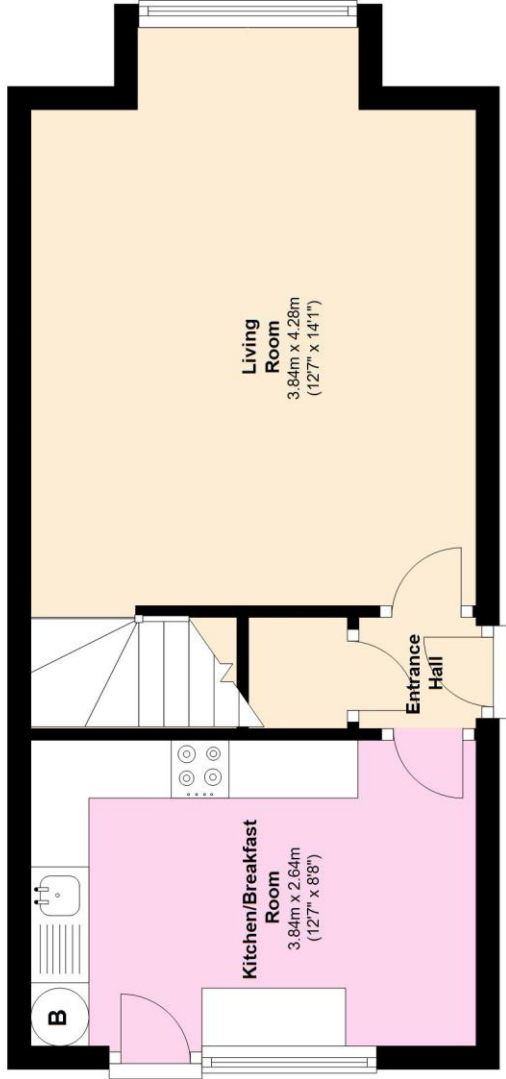
**Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

**Stamp Duty:** Buyers are advised to make their own enquires regarding stamp duty legislation and applicable amount.

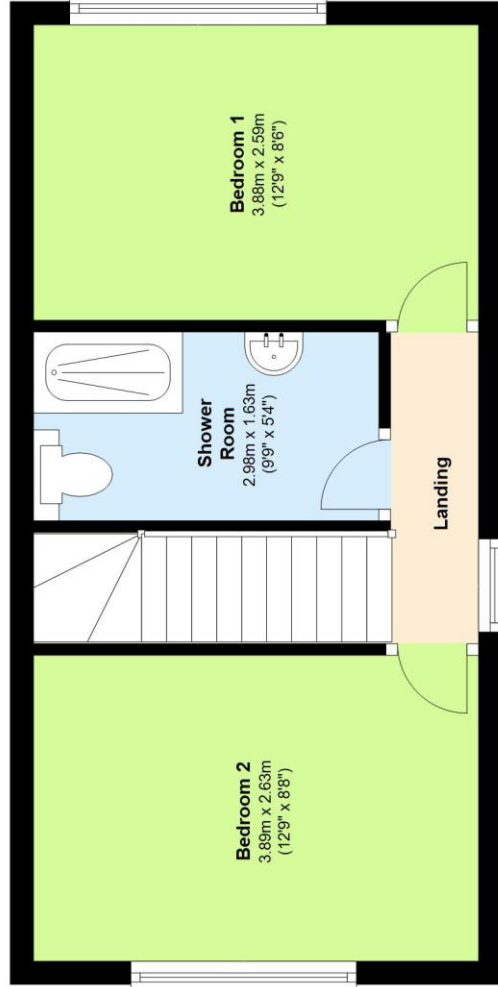


# FLOOR PLANS

## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

# Energy Performance Certificate

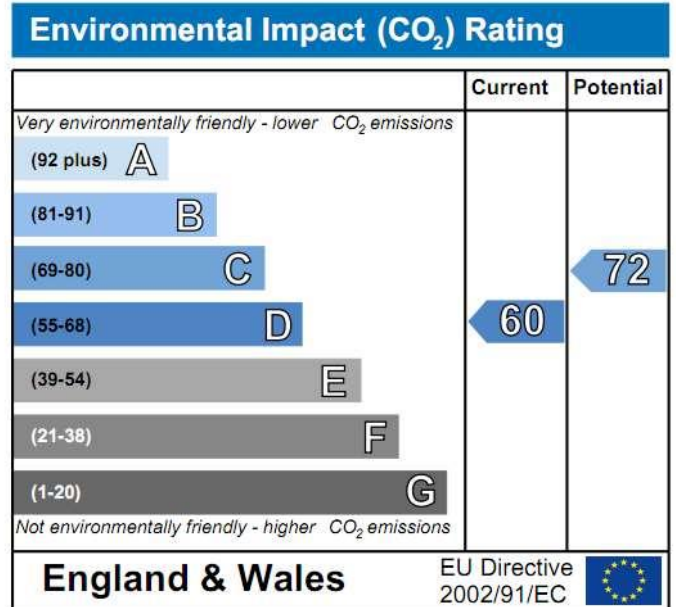
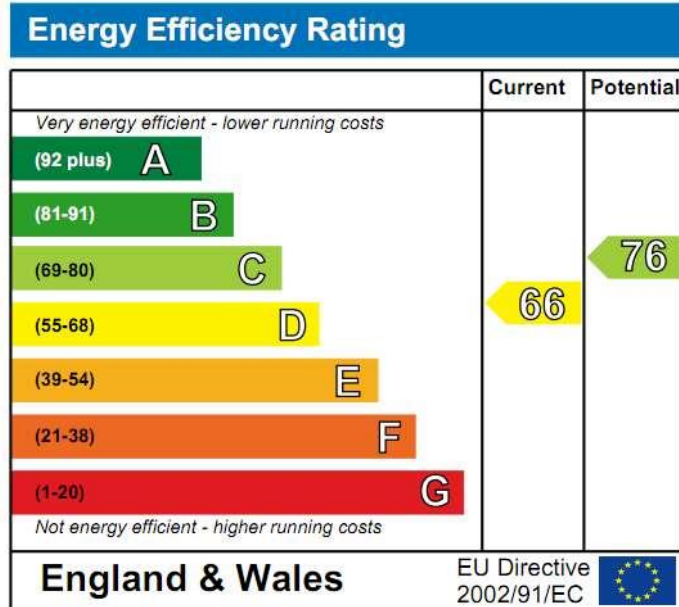


43, Powderham Drive

Dwelling type: Semi-detached house  
 Date of assessment: 22 June 2009  
 Date of certificate: 22 June 2009  
 Reference number: 2228-6050-6266-6231-7060  
 Total floor area: 63 m<sup>2</sup>

CARDIFF  
 CF11 8ND

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	301 kWh/m <sup>2</sup> per year	212 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	2.2 tonnes per year
Lighting	£56 per year	£30 per year
Heating	£400 per year	£317 per year
Hot water	£135 per year	£98 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**