

Caerphilly Road

Cardiff CF14 4SH

- Extended Semi-detached family home
- Three Bedrooms
- Open plan living space
- Generous enclosed rear garden
- Off road parking
- Garage/Workshop space
- Convenient Location
- EPC - E

Guide price £260,000

www.hern-crabtree.co.uk



This extended three bedroom semi-detached home is in a highly convenient location for easy access to the local amenities of Caerphilly road and great transport links with schools in easy walking distance.

The accommodation briefly comprises of: entrance hall, W/C, living room, sitting room open through into extended open plan kitchen/dining room on the ground floor. To the first floor, two double bedrooms, a further third bedroom and a family bathroom. The property further benefits from a large enclosed rear garden with a very generous garage/workshop and driveway to the front offering off road parking.

Viewings are highly recommended to fully appreciate the size the property offers and can be arranged by calling our Heath office on 02920 620202.

Entrance

Enter through a PVCu double glazed obscured panel door, obscured detailed windows to the side and above into;

Hallway

Original tiled flooring, wooden doors to reception rooms and WC, stairs to the first floor, under stair storage space. Radiator.

W/C

Wooden door with original tiled floor, low level WC and hand wash basin. PVCu double glazed window to the side

Living Room 12'11 into alcove x 9'11 (3.94m into alcove x 3.02m)

Reception room laid to carpet with PVCu double glazed bay window to the front aspect. Feature gas fire with hearth and surround, shelved alcoves to either side. Stained glass window into further reception room. Picture rails, dado rails and radiator.

Sitting Room 13'5 x 11'10 (4.09m x 3.61m)

Laid to carpet with original parquet flooring underneath. With picture rails, dado rails, Feature fireplace with alcoves to either side, opening to;

Open plan kitchen/Diner L-shaped 20'2 x 18'1 max (L-shaped 6.15m x 5.51m max)

Dining Area

Laminate flooring, PVCu double glazed french doors opening onto outside decking area. Space for dining table and chairs. Radiator.

Kitchen

Range of wall and base units, wooden work surfaces, PVCu double glazed window to the rear aspect. PVCu double glazed door to the side.



1 ½ bowl sink and drainer, integrated dishwasher and fridge/freezer. Tiled splash backs, Space for washing machine/ under counter storage. Range cooker and chimney style extractor above.

First Floor

Landing

Wooden floors with carpeted runner, built in storage cupboard housing combination boiler, doors to all rooms, a further storage cupboard and PVCu double glazed window to the side.

Bathroom 7'4 x 5'11 (2.24m x 1.80m)

Tiled flooring and half tiled walls throughout, Three piece suite

comprising of wood panel bath with overhead shower, low level WC and pedestal wash basin. Heated towel radiator and PVCu double glazed window to the rear.

Bedroom One 12'5 x 11'10 (3.78m x 3.61m)

Spacious double bedroom laid to carpet with built in wardrobes, picture rails, dado rails, PVCu double glazed window to the rear aspect. Radiator.

Bedroom Two 12'0 into bay x 10'2 into alcove (3.66m into bay x 3.10m into alcove)

Second double bedroom laid to carpet, PVCu double glazed bay window to the front aspect. Radiator. Loft hatch access with pull down ladder.

Bedroom Three 8'2 x 7'7 (2.49m x 2.31m)

Third bedroom laid to carpet with PVCu double glazed window to the front aspect, small hatch to loft access. Radiator.

Outside

Front

Paved driveway and side access to the rear of the property.

Rear

Enclosed garden with decked seating area, paved path to the rear of the garden, large lawned area, mature borders with shrubs and trees.

Garage/work space

Power and lighting, PVCu double glazed window to the side, obscure PVCu double glazed window to the rear, hardwood pedestrian door and up and over door.

Tenure

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

