



# Wedmore Road

2 Bedrooms - Cardiff - CF11 6SH - £190,000 Freehold



Total Area: 841 ft² ... 78.2 m²



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Cathays, Cardiff  
CF24 4DX

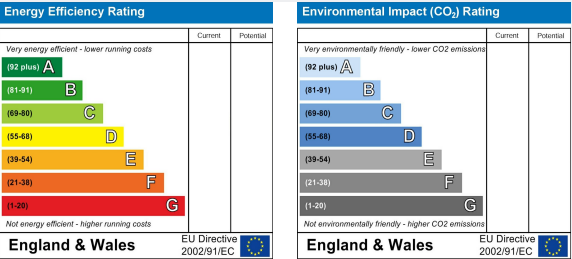
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info@jeffreycross.co.uk  
www.jeffreyross.co.uk

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#### **Entrance Hall**

*uPVC Entrance door leads to the main hallway. Fitted with wood effect laminate flooring, painted walls and ceiling,, pendant light fittings, radiator. gives access to living room, dining room, kitchen and utility beyond.*

#### **Living Room**

*3.21 x 3.11 (10'6" x 10'2")  
Wood effect laminate flooring, painted walls and ceiling, pendant light fitting, wall papered feature wall, painted feature chimney breast, with feature lit opening, fitted shelve to recess and storage below, housing gas meter, TV point and telephone point. uPVC double glazed window to front, radiator.*

#### **Dining Room**

*2.54 x 3.25 (8'3" x 10'7")  
Wood effect laminate flooring, painted walls and ceiling, feature papered chimney breast, spot light fitting, radiator, uPVC glazed door to rear garden, TV point.*

#### **Kitchen**

*2.92 x 2.91 (9'6" x 9'6")  
Steps down to kitchen, wood effect laminate flooring, painted walls, with metro tiled splash back, a range of fitted wall and base units, wooden worktops, integrated fridge under unit, integrated slim-line dishwasher, electric hob & oven, with chimney style extractor above, stylish Belfast style sink with mixer tap, spotlight fitting, uPVC window to side, radiator.*

#### **Utility Room**

*Painted walls and ceiling, wood effect laminate flooring, fitted base units with Belfast style sink and mixer tap, space for freestanding freezer, washing machine/ tumble dryer. uPVC double glaze window and door to rear garden .*

#### **First Floor**

**Landing**  
*carpeted stairs lead to the first floor landing, fitted carpet, painted walls and ceiling, and a split level return. Leads to the family bathroom and the two bedroom.*

#### **Bathroom**

*2.73 x 2.85 (8'11" x 9'4")  
Tiled floor, metro tiled splash backs, freestanding roll top bath, separate shower, w.c., pedestal sink with vanity wall unit above, airing cupboard housing combi boiler, chrome towel rail, radiator, uPVC window to rear.*

#### **Bedroom 2**

*2.60 x 3.31 (8'6" x 10'10")  
Fitted carpet, painted walls and ceiling, feature papered chimney breast, pendant light fitting, radiator, uPVC double glazed window to rear.*

#### **Bedroom 1**

*4.31 x 3.11 (14'1" x 10'2")  
Fitted carpet, painted walls and ceiling, pendant light fitting, radiator, two uPVC double glazed windows to the front,*

#### **Garden/Outside**

*Decked area to rear door, leads to the rear garden. Partly walled, partly fenced, paved patio, a planting space, further paved area beyond. Outside storage cupboard and outside W.C.*









*Jeffrey Ross are pleased to offer to the market this charming, two bedroom terraced property. Located a less than a mile from Cardiff central station, it offers all of the benefits of city living, with added space.*

*This pleasantly presented home offers a living room, dining room, recently fitted kitchen and a utility area. To the first floor a modernized family bathroom and two double bedrooms. This property also benefits from a private rear garden.*

*Please call Jeffrey Ross Pontcanna on 02920 499680 to arrange a viewing.*

**841.00 sq ft**

