



117 Maindy Road  
Cardiff, CF24 4HN

**WATTS & MORGAN** 160 YEARS



# 117 Maindy Road

Cardiff, CF24 4HN

---

**£260,000** Freehold

## 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this spacious 1930's three bedroom mid terraced home. Situated on a tree lined street in close proximity to the local amenities, Cardiff University and Cardiff City Centre.

Accommodation briefly comprises: entrance hall, bay fronted living room, dining room, kitchen/breakfast room. First floor landing, three spacious bedrooms and a family bathroom. Externally the property enjoys a large garden and a garage. Being sold with no onward chain. EPC Rating: 'TBC'.



---

## Directions

- Penarth Town Centre 5.7 miles
- Cardiff City Centre 2.3 miles
- M4 (J33) 3.7 miles

---

## Your local office: Penarth

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

### GROUND FLOOR

Entered via an obscure uPVC door with obscure glazed side panels into a welcoming hallway which benefits from original tiled flooring, a carpeted staircase leading to first floor landing, original picture rails and a wall mounted 'Logic 4' alarm system.

The beautifully bay fronted living room enjoys a uPVC double glazed bay window to the front elevation, Parquet wood block flooring, a central feature open fire place with surround, picture rails and ceiling coving.

The dining room enjoys carpeted flooring, picture rails and a uPVC bay window with French doors providing access onto the rear garden.

The kitchen/breakfast room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for free standing white goods. The kitchen further benefits from vinyl flooring, partially tiled splashback, a stainless-steel sink, a wall mounted 'Worcester' gas central heating boiler, uPVC double glazed windows to the side/rear elevations and an obscure uPVC door providing access to the rear garden.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring and loft hatch providing access to the loft space.

Bedroom one is a spacious bedroom which enjoys a uPVC bay window to the front elevation and carpeted flooring.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom which enjoys carpeted flooring, picture rails and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

### GARDENS & GROUNDS

117 Maindy Road is approached off the road and enjoys a low maintenance enclosed courtyard style garden.

The spacious rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A large patio area provides ample space for outdoor entertaining and dining. At the bottom of the garden is a single garage with a manual up and over door accessed from the rear lane.

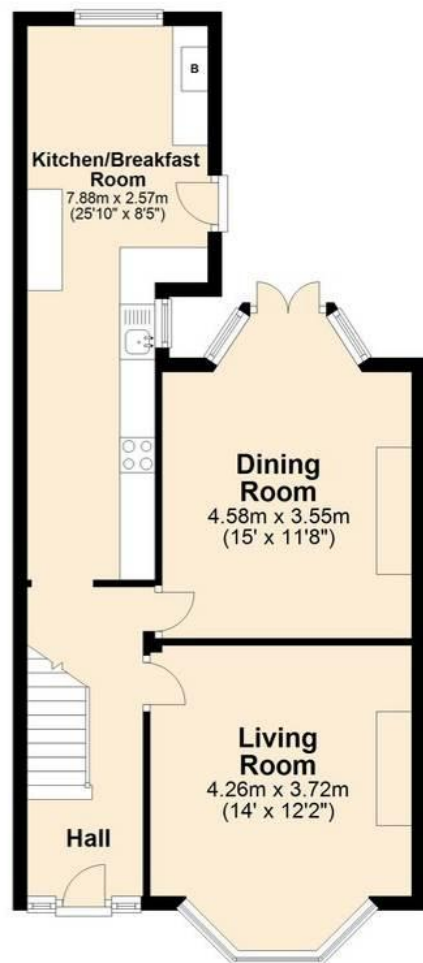
### SERVICES & TENURE

All mains services connected. Freehold.



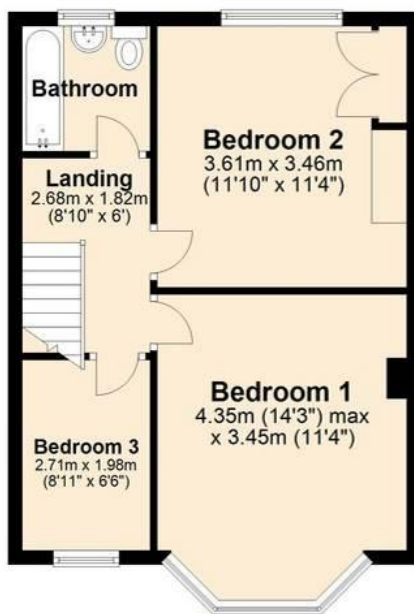
## Ground Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

AWAITING EPC GRAPH

### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

