

17 Aberdulais Road,
Gabalfa, Cardiff, CF14 2PH



Estate Agents and
Chartered Surveyors

Asking Price Of

£245,000



Mid Terraced House

3

1

2

1

Property Description

A well presented three bedroom mid terrace property in Gabalfa. The home has been very well kept throughout and briefly comprises; entrance hall, lounge, kitchen/dining room and utility/WC to the ground floor. To the first floor you will find three spacious bedrooms and a family bathroom. Outside the home offers a driveway to the front with a front garden laid to lawn plus an enclosed rear garden.

Tenure Freehold

Council Tax Band

Floor Area Approx 904 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Gabalfa is a popular area of Cardiff with easy access to the city centre and A470/M4. Local schools at all levels. Close to retail outlets including Tesco superstore.

ENTRANCE HALL

Enter via uPVC double glazed front door into hallway. Wall papered walls with smooth ceilings, a central light pendant finished with laminate flooring. Carpeted staircase leading to first floor. Door leading to lounge and kitchen.

LOUNGE

13' 10" x 12' 1" (4.22m x 3.68m)
Smooth walls and ceilings with a central light pendant finished with laminate flooring. Central chimney breast with feature fireplace. Half height opening into kitchen. uPVC double glazed window to front.

KITCHEN/DINING ROOM

17max' x 8' 7 max" (5.18m x 2.62m)
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Space for free standing cooker and hob with cooker hood over. Space for American size fridge/freezer and space for dining table and chairs. Tiled splash back with smooth walls and ceilings, a

central light pendant finished with tiled flooring. uPVC double glazed sliding doors to rear garden.

UTILITY ROOM/WC

Fitted with a single piece suite comprising WC with space for a washing machine and tumble dryer. Textured walls with wall tiles, a central light pendant with laminate flooring. uPVC double glazed obscure window to rear.

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LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms.

BEDROOM ONE

12' 1 max " x 11' 10 max " (3.68m x 3.61m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to front.

BEDROOM TWO

13' 5 max " x 8' 6 max " (4.09m x 2.59m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. uPVC double glazed window to rear.

BEDROOM THREE

9' 1 max " x 8' 8 max " (2.77m x 2.64m)

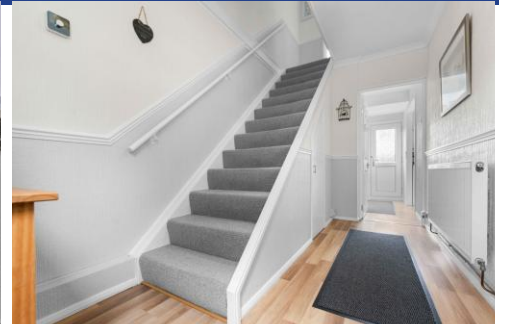
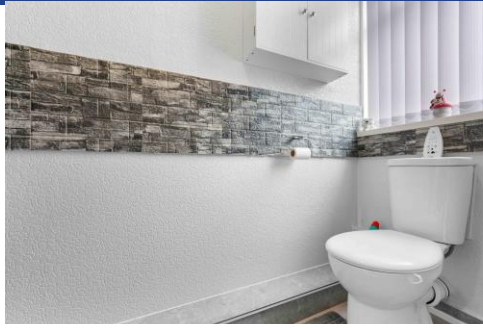
Textured wall papered walls with smooth ceilings, a central light pendant finished with carpeted flooring. uPVC double glazed window to front.

OUTSIDE

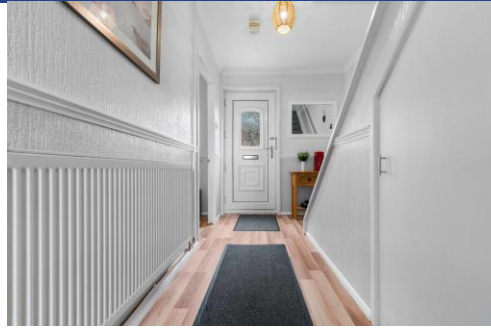
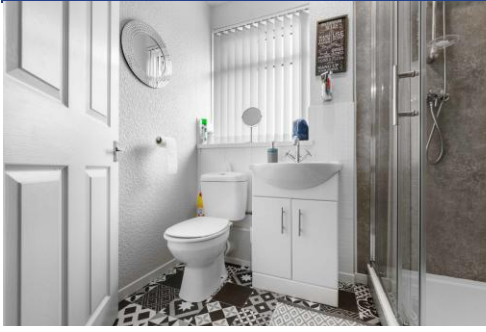
Front - Off road parking to the front via a driveway with a front garden laid to lawn.

Rear - An enclosed rear garden comprising of a paved patio with the remainder laid to lawn. Additional storage shed, storage building to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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