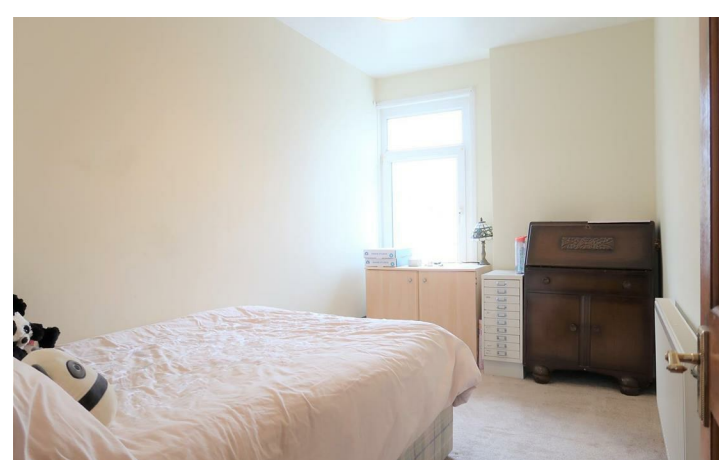
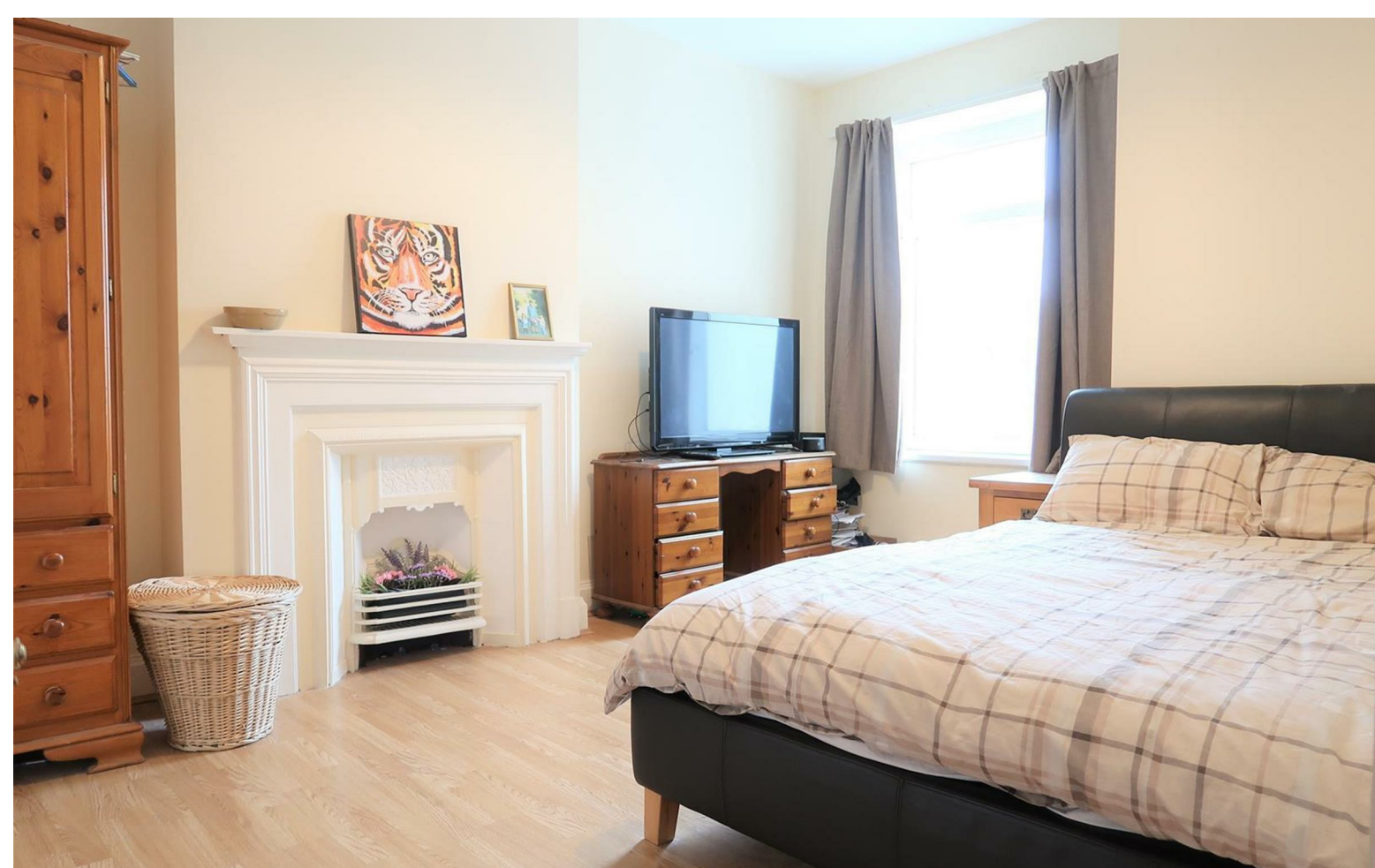


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DINGLE ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**PORCH**

terrazzo tiled floor, coving.

**ENTRANCE HALL**

access to all living rooms with stairs rising to the first floor, dado rail coving, 2 telephone points.

**LOUNGE**

**4.37 into bay x 3.91 max (14'4" into bay x 12'10" max)**

bay window to front, coving to the ceiling, telephone point, wooden laminate flooring.

**SITTING ROOM**

**4.34 max x 3.12 (14'3" max x 10'3")**

laminate flooring, window to rear, coving.

**DINING ROOM**

**3.33 x 3.12 (10'11" x 10'3")**

window to side, under stairs cupboard, laminate flooring.

**KITCHEN**

**3.43 x 3.07 (11'3" x 10'1")**

Extensively fitted with a range of modern wall and base units with round edge worktops with sink & drainer and mixer tap plus upstand, integrated appliances include fridge, freezer, and washing machine plus built in double oven, ceramic hob & cooker hood, tiled floor, windows to rear and side plus door to the garden, 6 spot lights.

**FIRST FLOOR LANDING**

Stairs lead to the second floor, dado rail, access to the front loft.

**BEDROOM 1**

**5.05 max x 3.40 (16'7" max x 11'2")**

Master double bedroom, 2 windows to front, coving and ceiling rose, TV point, cast iron grate with marble grate and period surround, dado rail.

**BEDROOM 2**

**4.39 max x 3.25 (14'5" max x 10'8")**

Double bedroom, window to rear, laminate flooring, period fireplace with original grate.

**BEDROOM 3**

**3.81 max x 2.18 (12'6" max x 7'2")**

Window to rear.

**BATHROOM**

Fitted with a modern white suite by Roca to include a P shape period bath with electric shower over & screen, pedestal wash hand basin and close coupled wc - soft close seat, heated chrome towel rail, window to rear, extractor fan, deep cupboard with linen shelving and housing the combination boiler.

**SECOND FLOOR LANDING**

Skylight.

**BEDROOM 4**

**3.81 max x 3.02 (12'6" max x 9'11")**

Double bedroom, gabled ceiling, window to rear with 2 velux roof windows., laminate floor.

**GARDEN**

Forecourt frontage, boundary wall, outside light. Enclosed rear garden - lane access, , outside tap, exterior light, brick built potting shed for secure storage.

**COUNCIL BAND F - £2,572.54**



“ ”

Comments by - Mrs Sue Scott

# DINGLE ROAD

, CF64 2TW - £465,000

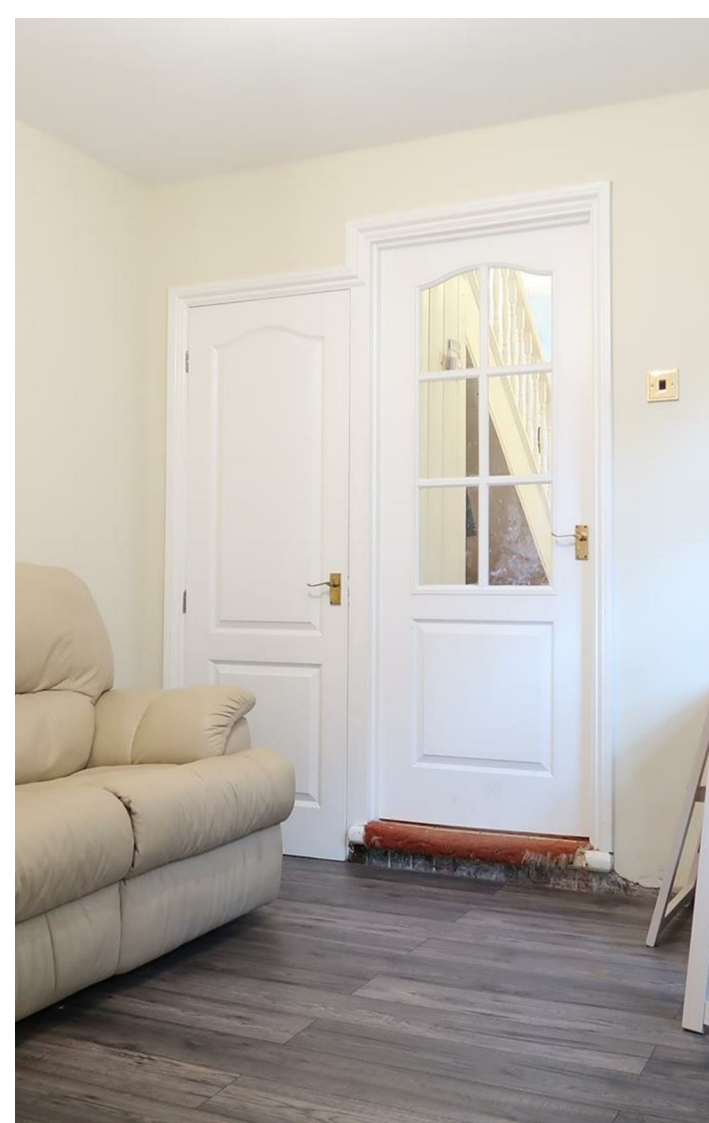
 4 bedrooms  1 bathroom(s)  1431.08 sq ft

Deceptively spacious and well presented 4 bedroom mid terrace with accommodation over 3 floors. Well placed for proximity to the town center with its shops and train stations. Briefly comprising an entrance porch, hall, lounge, sitting room and dining room plus an extensively fitted kitchen - fully integrated with fridge, freezer, washing machine plus built in double oven, hob & cooker hood. To the first & second floors there are 4 generous bedrooms and stylishly appointed bathroom - shower. Complimented with gas central heating - combination boiler and upvc double glazing. With forecourt frontage and the benefit of an enclosed rear garden - lane access. Viewing highly recommended.

## PROPERTY SPECIALIST

**Mrs Sue Scott**  
Sue.Scott@jeffreycross.co.uk

Negotiator



Total area: approx. 134.5 sq. metres (1447.3 sq. feet)