

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY UCHAF



ENTRANCE HALL

Enter via stylish composite front door, stairs rise to the first floor.

CLOAKROOM

With corner pedestal wash hand basin and close coupled wc, window to front.

LOUNGE

4.52m x 3.81m (14'10" x 12'6")

Spacious living room with stylish click flooring, window to front, TV point, telephone point.

KITCHEN DINER

7.49m x 3.20m (24'7" x 10'6")

Extended large room with an extensive range of 2 tone wall and base units with round edge worktop and inset Franke one and half bowl sink & drainer with mixer tap and tiled splash backs, plumbed for dishwasher and washing machine with space for fridge/freezer, built in Neff oven, hob & hood, slate tiled flooring, window to rear with French doors into the garden, generous under stairs cupboard, generous dining area to the far end with French doors into the garden plus door into the garage.

FIRST FLOOR LANDING

Access to all rooms plus an airing cupboard and separate walk in store cupboard, a wooden slingsby retractable ladder leads to a large loft - part boarded with light & power fitted plus velux roof window.

BEDROOM 1

3.48m x 2.79m (11'5" x 9'2")

Double bedroom, window to rear, built in wardrobes with sliding doors and fitted cupboards over.

EN SUITE BATHROOM

Fitted with a modern white suite by Roca to include a panel bath - independent shower over and glass screen, pedestal wash hand basin and close coupled wc, heated chrome towel rail, extractor fan, window to rear.

BEDROOM 2

4.50m x 2.34m (14'9" x 7'8")

Master double bedroom, window to front.

BEDROOM 3

3.63m x 2.49m (11'11" x 8'2")

Double bedroom, window to front.

BEDROOM 4

2.62m x 2.21m (8'7" x 7'3")

Window to front, built in cupboard over the stairs.

SHOWER ROOM

Generous room with a modern white suite comprising a large glass enclosure with shower, pedestal wash hand basin and close coupled wc, window to rear, heated chrome towel rail, extractor fan.

GARDEN

Open frontage with shrub borders & display, gated side access to the rear, landscaped and enclosed rear garden - fenced, twin lawn with 2 paved patio's, raised planters, exterior light, outside tap.

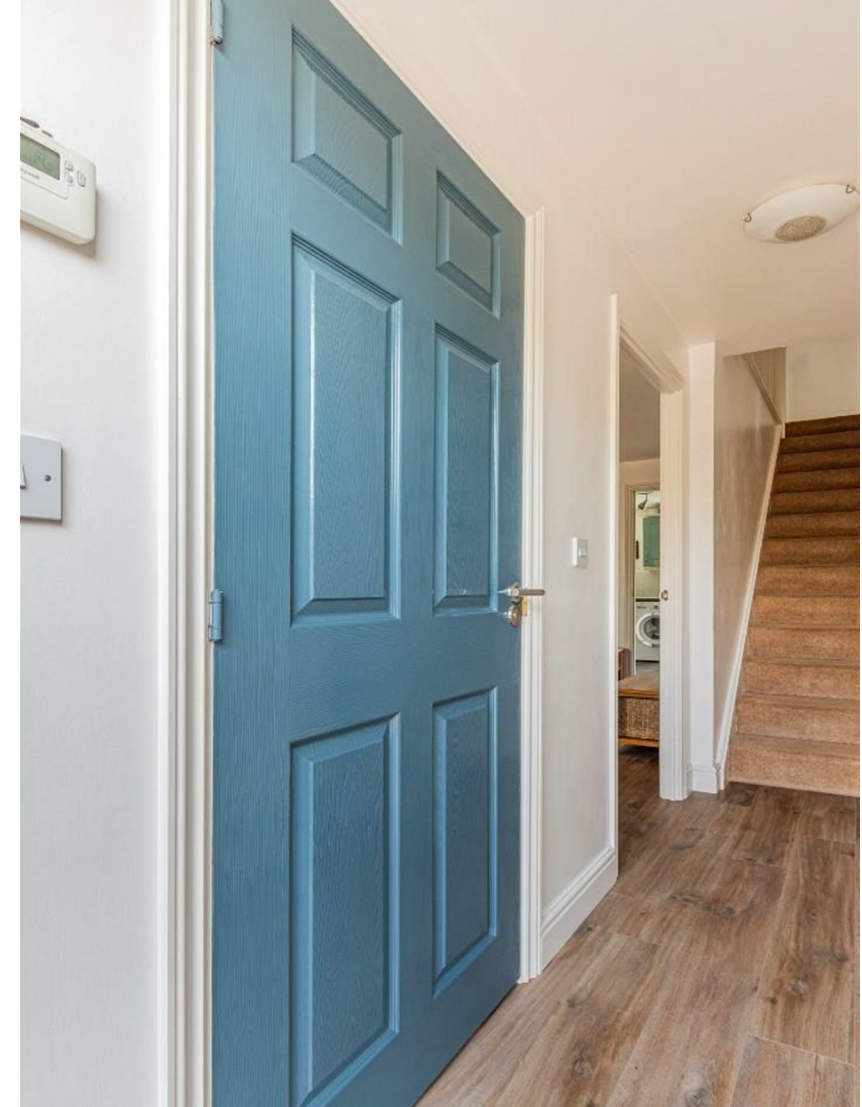
GARAGE

5.23m x 2.39m (17'2" x 7'10")

Integral single garage, light & power, up & over door, door into the kitchen.

PARKING




To the front of the property a double length hard stand allowing off road parking for 2 cars.





TY UCHAF

, CF64 3HU - £435,000

 4 Bedroom(s)  2 Bathroom(s)  1286.00 sq ft

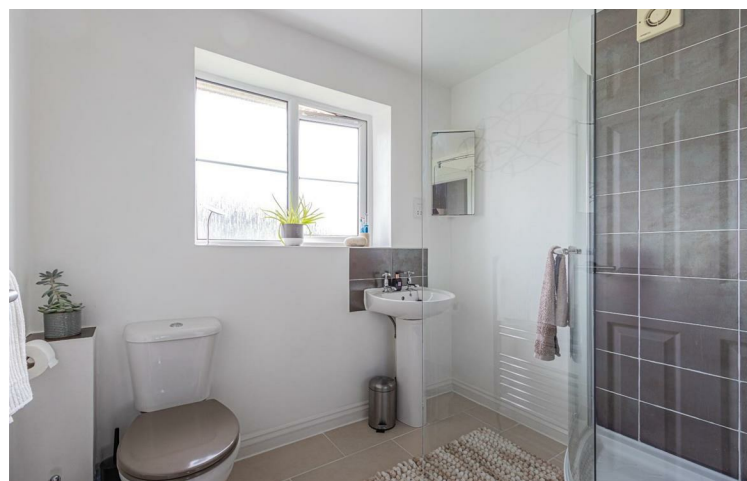
Modern semi detached on popular Regents Gate development. Benefitting from a double storey extension to the side plus Velux roof window in the loft. Further benefitting from a separate double length brick paved hard stand. Beautifully presented throughout. Briefly comprising an entrance hall with cloakroom, spacious lounge, over 24' kitchen with dining area and 2 sets of French doors plus built in Neff oven, hob & hood. To the first floor there are 4 bedrooms, modern bathroom and stylishly appointed shower room. Complimented with gas central heating, upvc double glazing including a contemporary composite front door. Catchment for the popular Victoria Primary & Stanwell Secondary Schools. Within close proximity and easy access into Cosmeston Country Park with its 2 lakes and endless country walks. Viewing highly recommended.



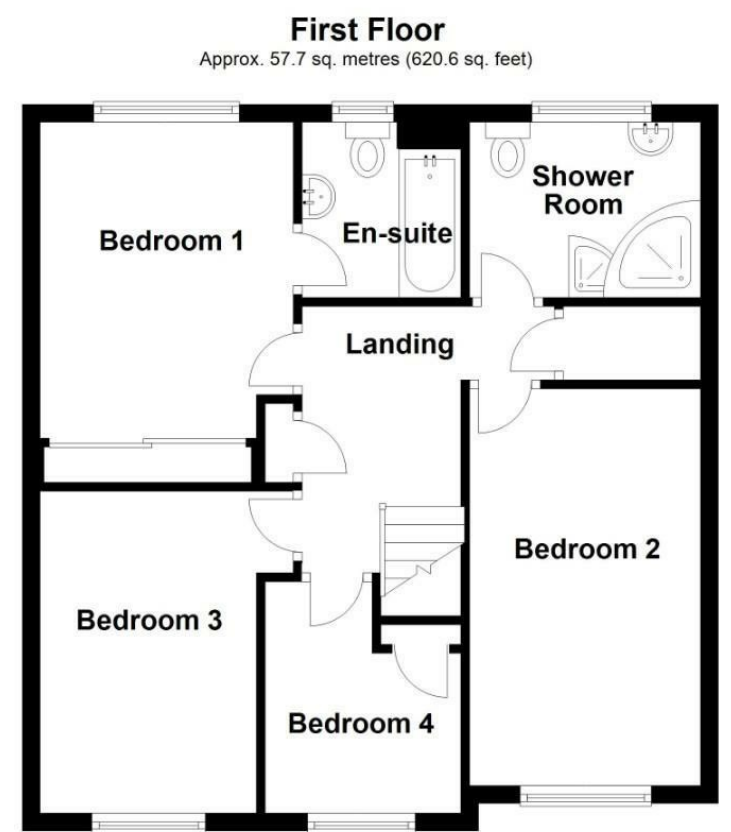
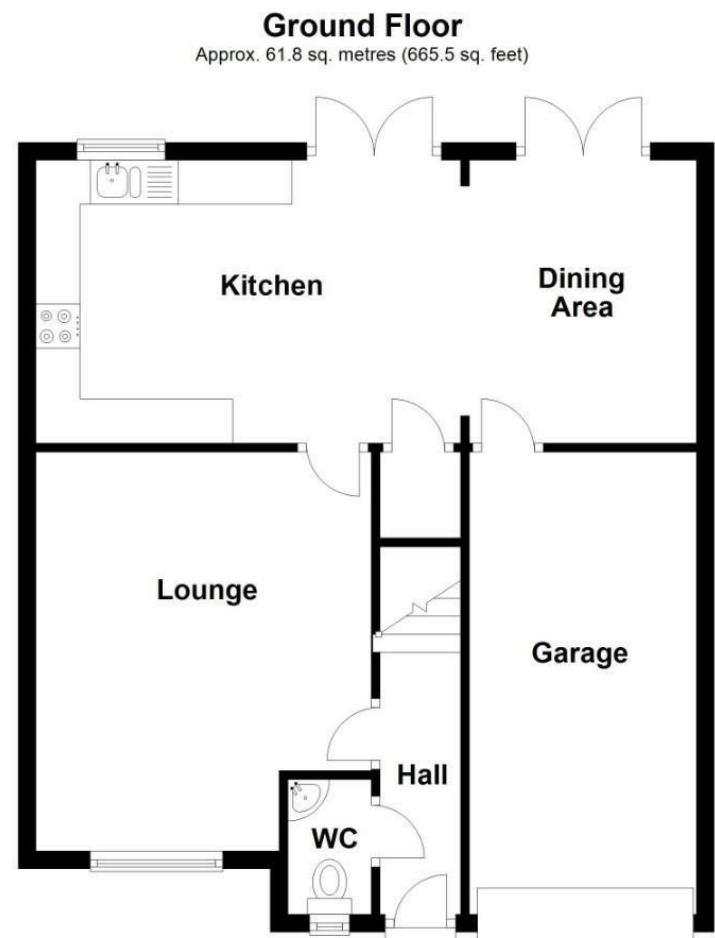
PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator





Ty Uchaf, Penarth



Total area: approx. 119.5 sq. metres (1286.1 sq. feet)



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