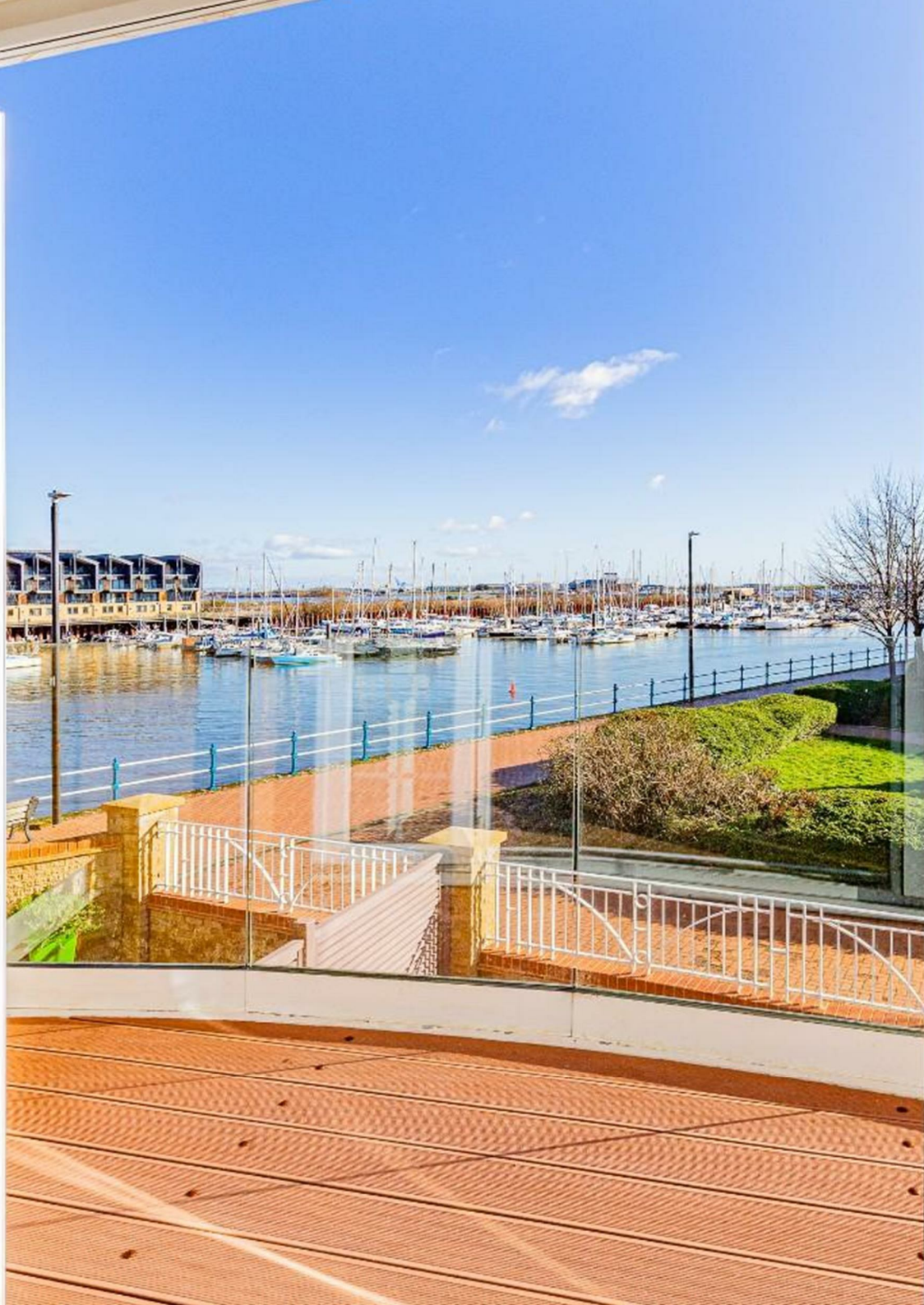




ANCHOR ROAD





ANCHOR ROAD

, CF64 1SL - £525,000



4 bedroom(s)



3 bathroom(s)



1419.00 sq ft

For sale with no on-going chain and immediate occupation. Waterside modern town house with stunning river views from the rear. 4 bedroom & 3 bathroom. Beautifully presented - crisp white interior. Bespoke plantation shutters throughout. With spacious and versatile accommodation over 3 floors. Briefly comprising a welcoming entrance hall, utility room, bedroom/study with an en suite shower room. To the 1st floor a spacious lounge with glass fronted balcony overlooking the water and a large kitchen with dining area - integrated dishwasher plus oven, microwave and induction hob and solid granite worktop. To the second floor the remaining bedrooms - master with built in wardrobes and en suite shower room plus the family bathroom completes the accommodation. Complimented with upvc double glazing and gas central heating. Twin off road parking to the front plus integral single garage and an enclosed rear garden overlooking the river. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

paul.davies@jeffreygross.co.uk


Negotiator







Energy Efficiency Rating

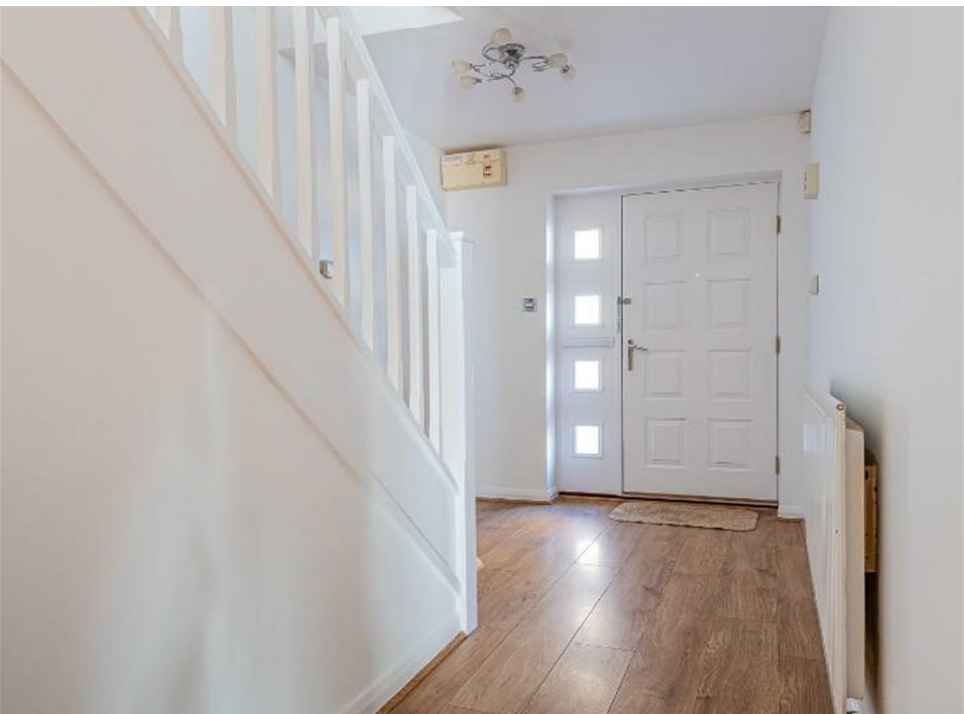
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

Enter into a spacious and welcoming entrance hall, stairs rise to the first floor with cupboard beneath.

BEDROOM 4/STUDY

3.20m x 2.97m (10'6" x 9'9")

French doors lead into the rear garden, laminate flooring, TV point.

EN SUITE SHOWER ROOM

Fully tiled and fitted with a Roca white suite comprising an enclosure, pedestal wash hand basin and close coupled wc, heated chrome towel rail, extractor fan.

UTILITY ROOM

3.12m x 1.70m (10'3" x 5'7")

Fitted base units - laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, plumbed for washing machine and space for a tumble drier, door to the rear garden, wall mounted gas combination boiler, extractor fan.

FIRST FLOOR LANDING

Stairs to the second floor.

LOUNGE

4.70m x 4.47m max (15'5" x 14'8" max)

Spacious living room, laminate flooring, TV point, telephone point, French doors with side glazed panels lead out onto a glass fronted generous balcony directly overlooking the water, composite decking.

KITCHEN DINING

4.67m max x 4.60m max (15'4" max x 15'1" max)

Large kitchen with room for dining table & chairs, extensively fitted with a range of wall and base units with solid granite worktop and inset stainless steel one and half bowl sink & drainer with mixer tap and tiled splash backs, with integrated dishwasher plus built in oven, microwave oven and induction hob with cooker hood, space for fridge/freezer and another white good, window to front plus deep bay window to front.

SECOND FLOOR LANDING

Access to the loft via pull down ladder, linen cupboard over the stairs.

BEDROOM 1

4.09m max x 3.38m max (13'5" max x 11'1" max)

Master double bedroom, window to rear offering spectacular water view towards Cardiff Bay & beyond, 2 built in double wardrobes to one wall, TV point, telephone point.

EN SUITE SHOWER ROOM

Fully tiled and fitted with a Roca white suite comprising an enclosure with sliding glass screen, pedestal wash hand basin and close coupled wc, heated chrome towel rail, extractor fan, tiled floor, twin shaver point.



BEDROOM 2

3.96m x 2.34m (13' x 7'8")

Double bedroom, window to front, laminate floor, TV point.

BEDROOM 3

2.74m x 2.21m (9' x 7'3")

Window to front, laminate floor.

BATHROOM

Fully tiled and fitted with a Roca white suite comprising an panel bath with Mira shower over and glass screen, pedestal wash hand basin and close coupled wc, heated chrome towel rail, extractor fan, tiled floor, twin shaver point.

GARDEN

Open frontage - brick paved allowing twin off road parking plus a visitor parking space opposite, outside store cupboard. Enclosed rear garden - boundary wall & railings - paved - Indian Sand Stone, outside tap and exterior light.

GARAGE

Integral single garage, up & over door, light & power supply.

INFORMATION

We believe the property is Freehold.
Council Banding - Band G £3,338.40 (2024-2025)

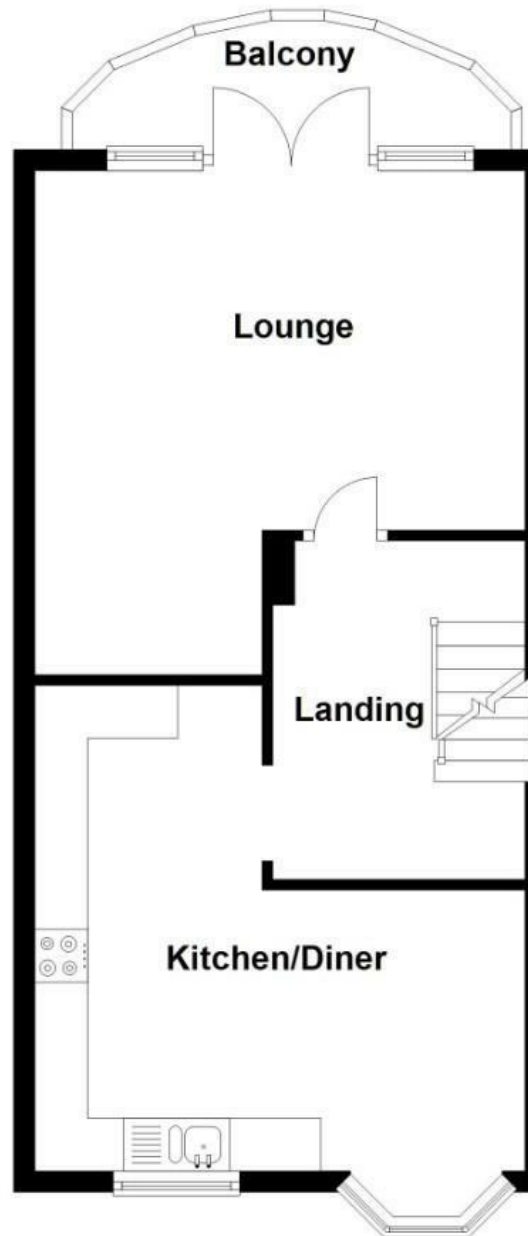


“ The amazing waterside town house with its spectacular river views from the rear exudes style. With its crisp white interior plus bespoke plantation shutters throughout. This property feels like home the moment you gain entry. Its a spacious and versatile property with 3 bathrooms perfectly situated near to all amenities and quietly tucked away in this small select cul de sac. ”

Comments by Mr Paul Davies

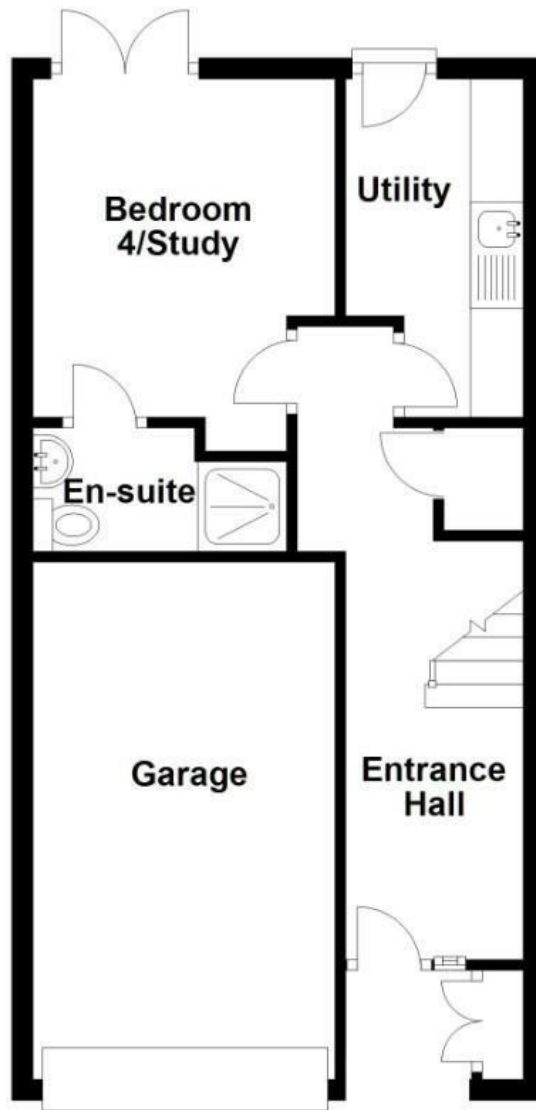
First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



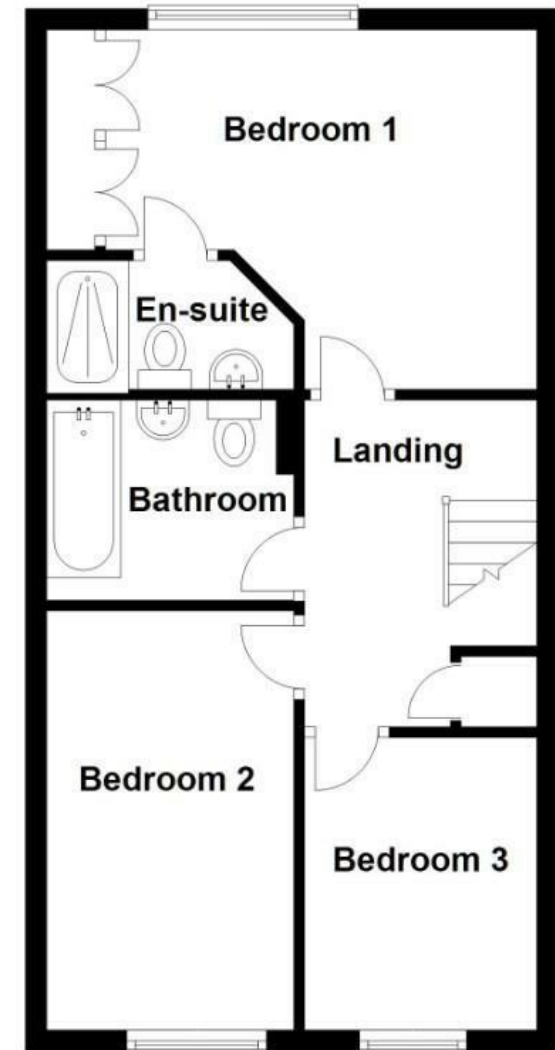
Ground Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Second Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 131.8 sq. metres (1419.0 sq. feet)

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Jeffrey Ross