



**Gallamuir Road, Tremorfa Cardiff CF24 2QJ**

**welcome to**

## **Gallamuir Road, Tremorfa Cardiff**

A THREE BEDROOM SEMI DETACHED family home situated in this popular location of TREMORFA within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. The property further benefits from a converted annexe and enclosed rear garden.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Lounge Area**

14' 9" Max x 11' 10" Max ( 4.50m Max x 3.61m Max )

Double glazed window to front aspect, radiator, gas fire and opens to:

#### **Kitchen/ Dining Area**

21' 2" x 12' 2" ( 6.45m x 3.71m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, integrated dishwasher, laminate flooring, spotlights, radiator, double glazed window to side aspect and double glazed French doors providing access to rear.

#### **Utility Room**

11' 8" x 3' 10" ( 3.56m x 1.17m )

Double glazed window to rear aspect, spaces for washing machine and dryer, laminate flooring and spotlights.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, heated towel rail and spotlights.

### **First Floor**

#### **Landing**

Double glazed window to rear aspect, laminate flooring, loft hatch and doors providing access to:

#### **Bedroom One**

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window to front aspect, radiator and laminate flooring.

#### **Bedroom Two**

11' 11" x 7' 9" ( 3.63m x 2.36m )

Double glazed window to rear aspect, radiator and laminate flooring.

#### **Bedroom Three**

11' 8" x 7' 6" ( 3.56m x 2.29m )

Double glazed window to front aspect, radiator and laminate flooring.

### **Outside**

#### **Front**

Driveway providing off street parking and side access.

#### **Rear Garden**

Enclosed with a paved patio area and area laid to lawn.

#### **Converted Annexe**

19' 9" Max x 14' 8" Max ( 6.02m Max x 4.47m Max )

Single storey construction with living area, kitchen area and bathroom.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Gallamuir Road,**  
**Tremorfa Cardiff**

- Council Tax Band - C
- Semi Detached Home
- Lounge Area
- Fitted Kitchen/Dining Area
- Ground Floor Bathroom
- Enclosed Rear Garden
- Off Street Parking
- Converted Annexe

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£260,000**



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Property Ref:  
ROA112686 - 0007

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