



Whitmuir Road, Tremorfa Cardiff CF24 2QE

welcome to

Whitmuir Road, Tremorfa Cardiff

This three-bedroom semi-detached home offers convenience and comfort. Located within walking distance of local amenities and with easy access to Cardiff City Centre. This property is ideal for those seeking a well-connected lifestyle. The house features an enclosed rear garden and parking.

Ground Floor

Entrance

Via a double glazed composite door to side into:

Hall

Stairs rising to first floor, radiator and access to:

Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

Two double glazed windows to front aspect, radiator, electric fire and access to:

Dining Room

11' 11" x 8' 1" (3.63m x 2.46m)

Laminate flooring, radiator and sliding doors providing access to:

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Fitted with a range of wall and base level units with complimentary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, vinyl flooring, double glazed window to rear aspect and double glazed composite door providing access to rear.

Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, tiled walls, tiled wet room flooring and double glazed window to rear aspect.

First Floor

Landing

Double glazed windows to side and rear aspect, loft hatch and doors providing access to:

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed window to front aspect, radiator, fitted wardrobe and low level cupboards.

Bedroom Two

17' 4" x 11' 11" (5.28m x 3.63m)

Double glazed window to rear aspect, radiator, cupboard housing combi boiler and fitted wardrobes.

Bedroom Three

11' 8" x 5' 11" (3.56m x 1.80m)

Double glazed window to front aspect, radiator and L shaped fitted wardrobes.

Outside

Front

Slate chipping's, planted beds, gated access to rear and gated driveway with dropped kerb.

Rear Garden

Enclosed with stone chipping's and gated side access.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Whitmuir Road,
Tremorfa Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- Front and Rear Gardens
- Gated Off Street Parking
- Popular Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£230,000



view this property online allenandharris.co.uk/Property/ROA114117



Property Ref:
ROA114117 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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