



Hampton Crescent West, Cyncoed Cardiff CF23 6RB

welcome to

Hampton Crescent West, Cyncoed Cardiff

NO CHAIN! A SEMI DETACHED TWO BEDROOM bungalow, in need of modernisation, set in the popular location of CYNCOED, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor.

Entrance

Via a double glazed aluminium front door into:

Hallway

Loft access, radiator and access to:

Lounge

15' 8" Max x 11' 8" Max (4.78m Max x 3.56m Max)

Double glazed aluminium window to front aspect and radiator.

Kitchen

12' 2" x 8' 9" (3.71m x 2.67m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, tiled flooring, wall mounted combi boiler, double glazed aluminium window to side aspect, double glazed aluminium door providing access to rear garden and access to:

Conservatory

13' 10" x 9' 6" (4.22m x 2.90m)

Double glazed construction, tiled flooring and door providing access to rear garden.

Bedroom One

12' x 8' 1" (3.66m x 2.46m)

Double glazed aluminium window to rear aspect into conservatory, radiator and fitted wardrobes.

Bedroom Two

10' 2" x 8' (3.10m x 2.44m)

Double glazed aluminium window to front aspect, radiator and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, vinyl flooring, tiled walls, radiator and double glazed aluminium window to side aspect.

Outside

Front

Patio area with planted borders and acer tree. Driveway to side providing off street parking.

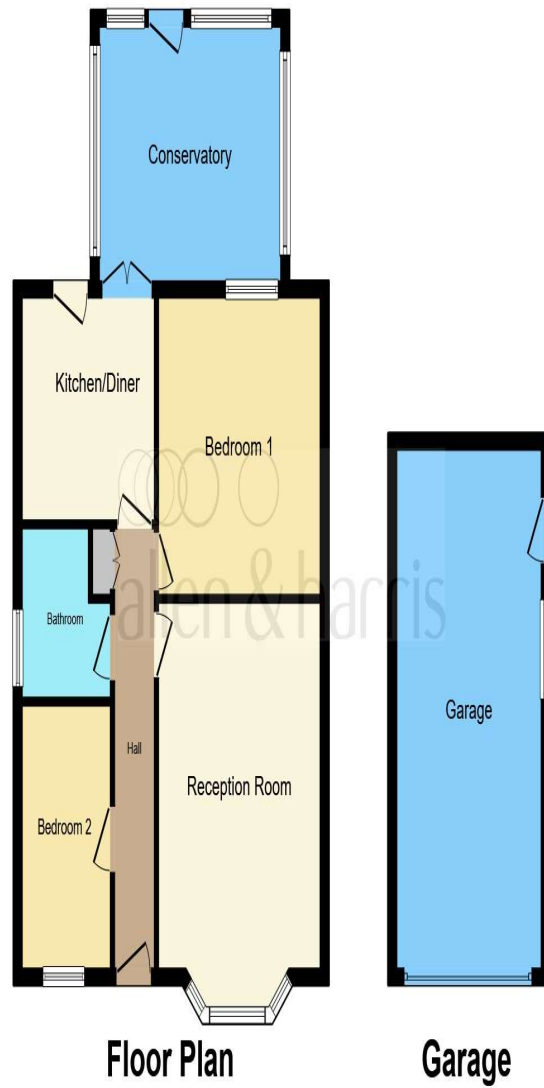
Rear Garden

A paved two tier garden with side access.

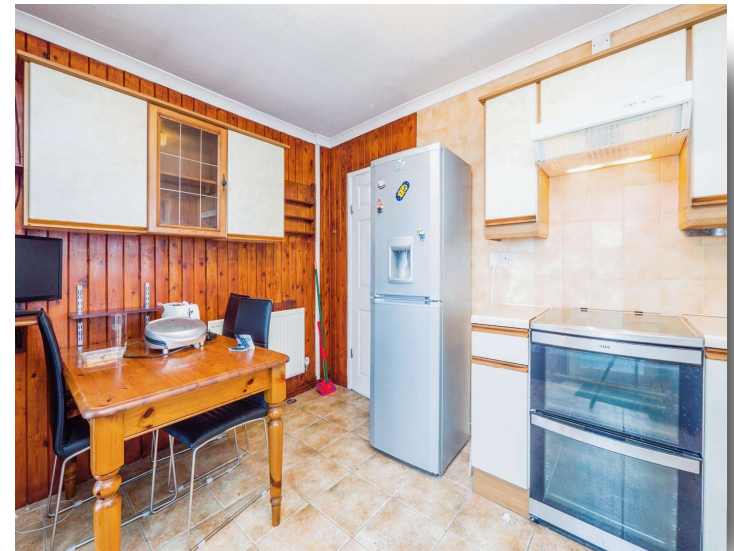
Detached Garage

20' 5" x 11' 3" (6.22m x 3.43m)

With electric up and over door, electricity and pedestrian double glazed aluminium side door.



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.



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Cyncoed Cardiff

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Bathroom
- Off Street Parking and Garage
- Popular Location

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

£275,000



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Property Ref:
ROA114451 - 0002

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