





Kitchen / Diner Sitting Room Living Room Bedroom 2 Lounge Bedroom : Redroom 3 **Ground Floor** First Floor

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

welcome to Aberporth Road, Cardiff

- No Chain Semi-Detached Home
- Three Reception Rooms
- Three Spacious Bedrooms

Tenure: Freehold EPC Rating: Awaited

- Ground Floor Shower And Cloakroom
- First Floor Bathroom

£220,000



Porch Entrance Hall Lounge

12' 8" widest x 13' 8" widest (3.86m widest x 4.17m widest)

Kitchen

7' 9" widest x 11' 6" widest (2.36m widest x 3.51m widest)

Kitchen/Diner

12' 8" widest x 11' 6" widest (3.86m widest x 3.51m widest)



Lean-To17' 3" x 4' (5.26m x 1.22m)

Cloakroom Living Room

8' 7" x 10' 4" (2.62m x 3.15m)

Sitting Room 16' 3" x 9' 9" (4.95m x 2.97m)

Shower Room Landing Bedroom One

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10' 2" widest x 12' 1" (3.10m widest x 3.68m)

Bedroom Two

 8° $6^{\circ\prime}$ x 13' $6^{\circ\prime}$ (2.59m x 4.11m)

Bedroom Three 9' 1" x 8' 1" (2.77m x 2.46m)

Bathroom Externally Agents Note

view this property online allenandharris.co.uk/Property/WTC109009



Property Ref: WTC109009 - 0002

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