



Clarbeston Road, Cardiff CF14 2LP

welcome to

Clarbeston Road, Cardiff

Located In A Popular Area Of Llandaff North Is This Chain Free Link Semi-Detached Home Benefiting From An Annex, Open Plan Kitchen Diner, Driveway And Well Maintained Gardens.



Entrance Hall

Stairs to the first floor, radiator

Lounge

13' 2" x 12' (4.01m x 3.66m)

Double glazed window to front, radiator

Kitchen

9' x 9' 5" (2.74m x 2.87m)

Range of wall and base units, work surfaces, sink, oven, hob with cooker hood over, boiler, space for white goods, double glazed window to rear, open to dining area

Dining Room

9' 7" x 9' 9" (2.92m x 2.97m)

Breakfast bar, double glazed sliding doors to the garden, radiator

Annex

11' 8" x 9' 3" (3.56m x 2.82m)

Front door. double glazed windows to the front, door to garden, door linking to main building

Shower Room

Three piece suite including; Shower, wash basin, low level w/c. Extractor fan, electric wall mounted heater, obscure double glazed window to rear

Landing

Cupboard, double glazed window to side

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

Double glazed window to front, radiator

Bedroom Two

9' 6" x 11' 9" (2.90m x 3.58m)

Double glazed window to rear, radiator

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to front, radiator

Bathroom

Three piece suite including; Bath with electric shower over, wash basin, low level w/c. Double glazed windows to the side and rear, radiator

Front Garden

Paved driveway to front, pathway, area laid to lawn

Rear Garden

North East facing, stone section, area laid to lawn, metal shed

Agents Note

The property has had works completed in relation to subsidence with 7 years remaining on guarantee . Please ask for further information



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welcome to

Clarbeston Road, Cardiff

- Chain Free Link Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Annex To The Side With Shower Room
- Open Plan Kitchen Diner
- Well Maintained Front And Rear Gardens

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109058 - 0020

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