



Ardwyn, Cardiff CF14 7HF

welcome to

Ardwyn, Cardiff

The Ideal Family Semi-Detached Home In Pantmawr, North Cardiff, Benefiting From An Impressive Rear Garden, Four Spacious Bedrooms And No Onward Chain! Ideally located for those looking to be close to links in and out of Cardiff.



Entrance Hall

Via obscure double glazed front door, window to side, radiator, under stair storage cupboard, doors to all rooms and stairs to first floor.

Lounge

14' 5" x 12' 4" into alcove (4.39m x 3.76m into alcove)
Double glazed window to front aspect, radiator, electric fireplace with mantelpiece surround, single glazed wooden doors opening to dining area.

Dining Room

11' 4" x 11' 3" into alcove (3.45m x 3.43m into alcove)
Double glazed doors to rear aspect and picture windows leading to garden, radiator, electric fireplace with mantelpiece surround.

Cloakroom

Comprising low level w/c and wash basin, window to side aspect

Kitchen

18' 4" max x 9' 9" max (5.59m max x 2.97m max)
Range of wall and base units, work surfaces, breakfast bar with cooker hood over, stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for appliances, oven and electric hob, double glazed window to side aspect and rear, radiator.

Landing

Stairs from ground floor, stairs leading to loft, double glazed window to side aspect, doors to all rooms.

Bedroom One

12' 4" x 14' 2" max (3.76m x 4.32m max)
Double glazed windows to front aspect, radiator, built in wardrobes and cupboards, carpets.

Bedroom Two

9' 3" x 11' 3" from wardrobe (2.82m x 3.43m from wardrobe)
Double glazed window to rear aspect, radiator, built in cupboards and wardrobes, carpet.

Bedroom Three

9' 2" x 6' 9" (2.79m x 2.06m)
Double glazed window to front aspect, radiator, carpet, built in cupboard.

Bathroom

Shower cubicle, vanity wash unit, low level w.c. Tiled walls and floors with heated towel rail and obscure double glazed windows to side aspect, cupboard.

Second Floor Landing

12' 3" x 9' 7" (3.73m x 2.92m)
Double glazed window to side, stairs rising from first floor, boiler, storage in eaves.

Bedroom Four

9' 7" max x 13' 6" max (2.92m max x 4.11m max)
Double glazed velux window to front with fitted blinds, carpet, storage in eaves.

Front Garden

Well maintained front garden with driveway, access to garage, grass and planted boarder.

Garage

Powered roller shutter door to front, double glazed window to rear, power points.

Rear Garden

Enclosed rear garden with fencing. Steps down to part lawn with pound and planted border, part paved patio sitting area. Gate from rear to the front of the property. Summer house to rear.

Summer House

Summerhouse fitted with electric and heating.



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Ardwyn, Cardiff

- Chain free semi-detached home
- Four spacious bedrooms
- Two receptions room
- Driveway and garage
- Lovely rear garden with summer house

Tenure: Freehold EPC Rating: D

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109064 - 0015

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