

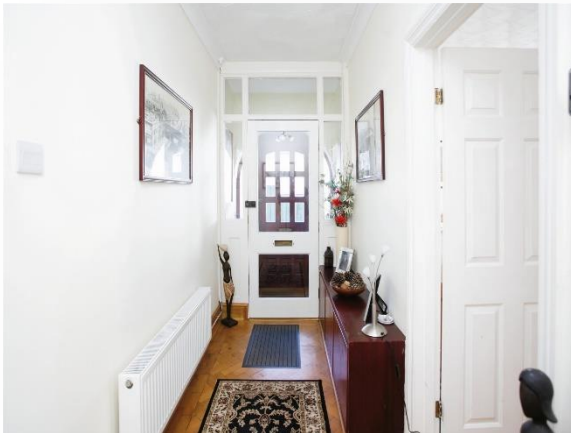


Caegwyn Road, Cardiff CF14 1TD

welcome to

Caegwyn Road, Cardiff

A beautifully presented double bay fronted detached bungalow nestled in Rhiwbina with lovely front and rear gardens, long driveway, and ample internal accommodation. Close to transport links. Viewing highly recommended to truly appreciate this wonderful bungalow.



Entrance Porch

Ceramic tile flooring, wooden inner glazed door to entrance hall.

Hallway

Wood block flooring, coved ceiling, Wall mounted cabinet with fuse box, access to loft by way of drop-down ladder, radiator, doors leading to bedroom one, two, three, bathroom and inner hall.

Bedroom One

11' 4" Minimum x 12' 4" (3.45m Minimum x 3.76m)
Double glazed window to front, wood block flooring, built-in window seat, radiator, door to ensuite.

Ensuite

Fully tiled , shower cubicle, mirror and shelving, wash hand basin and vanity cabinet, wood block flooring, extractor fan, over mirror light and shaving point unit.

Bedroom Two

11' 9" x 14' 9" Max (3.58m x 4.50m Max)
Double glazed window to front, wood block flooring, two obscured double-glazed windows to side, radiator

Bedroom Three

10' 8" x 8' 7" (3.25m x 2.62m)
Double glazed window to side, built-in wardrobes, picture rail, radiator, wood block flooring.

Bathroom

8' 4" x 6' 8" (2.54m x 2.03m)
Double shower cubicle, wash hand basin in vanity unit, storage cupboard, wall mounted heater, fully tiled, inset lighting, obscured double glazed window to side .

Lounge & Diner

21' 7" x 15' 4" (6.58m x 4.67m)
Coved ceiling, wood block flooring, two radiators, TV point, double glazed window to side, double glazed bifold doors into the garden room, door to kitchen /breakfast.

Kitchen & Breakfast

15' 9" x 10' 5" Max (4.80m x 3.17m Max)
Fitted with wall and base oak units, tile splash backs, breakfast bar, free standing fridge /freezer, dishwasher and washing machine, integral double oven, gas hob and extractor hood, sink and drainer, wall mounted heater, ceramic flooring, inset lighting. Door to garden room

Garden Room

12' 3" x 9' 6" (3.73m x 2.90m)
Double glazed bifold doors to rear garden, double glazed windows to front and side, radiator, .

Front Garden

Laid to lawn, selection of shrubs, driveway for several cars, outside tap, side garden.

Rear Garden

Enclosed garden to rear, laid to lawn, two paved patios, flower borders selection of shrubs and mature bushes, outside tap. detached workshop.

Workshop

17' 8" x 8' 4" (5.38m x 2.54m)
Power and light, shelving, double glazed window to front



view this property online allenandharris.co.uk/Property/WTC109270



welcome to

Caegwyn Road, Cardiff

- Detached Double Bay Fronted Bungalow
- Generous Plot with Long Driveway
- Pleasant Front and Rear Gardens
- Primary Bedroom with Ensuite
- Two Additional Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£575,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109270



Property Ref:
WTC109270 - 0025

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk