

# Chamberlain Road, Cardiff CF14 2LX



# welcome to

# Chamberlain Road, Cardiff

Near to Llandaff North high street is this extended semi-detached family home offering flexible and spacious living, featuring several living areas on the ground floor. It also includes a ground floor fourth bedroom and a shower room, ideal for multi-generational living.













#### Hall

Door to hall, rear inner hall and dining room.

#### **Dining Room**

15' 5" Max x 9' 5" ( 4.70m Max x 2.87m ) Laminated flooring, door to lounge, feature fireplace, stairs to first floor, arch to kitchen.

### Lounge

15' 1" Max x 13' ( 4.60m Max x 3.96m ) Double glazed bay fronted window, TV point, radiator, picture rail, laminated flooring.

#### Kitchen

12' 8" x 8' 9" ( 3.86m x 2.67m ) Double glazed sky light window, double glazed French door to rear garden, ceramic flooring, one and half sink, tile splash back, radiator, space for cooker, fridge/freezer, arch to utility room.

#### **Utility Room**

10' 1" x 5' 9" ( 3.07m x 1.75m )

Obscured double glazed patio door to rear, ceramic flooring for washing machine, pull out pantry unit, sink and drainer, tile splash back, wall mounted boiler.

#### **Bedroom Four**

14' 5" x 11' 8" ( 4.39m x 3.56m ) Double glazed window to rear, radiator, TV point.

#### **Shower Room**

6' 8" x 5' 2" (  $2.03m \times 1.57m$  ) Double shower cubicle, wc, wash hand basin, ceramic flooring, heated towel rail, fully tiled, double glazed sky light window.

#### **Living Room**

21' 2"  $\overline{x}$  8' 5" ( 6.45m x 2.57m ) Double glazed window to front, radiator, TV point, telephone point.

#### Landing

Storage cupboard space above stairs, access to loft, doors to all rooms, obscured double gazed window to side, radiator, double glazed window to front.



#### **Bedroom One**

12' 6" x 8' 9" ( 3.81m x 2.67m ) Double glazed window to front, radiator.

#### **Bedroom Two**

10' 6" x 6' 9" ( 3.20m x 2.06m ) Double glazed window to rear, radiator.

#### **Bedroom Three**

9' 9" x 6' 1" ( 2.97m x 1.85m ) Double glazed window to front, radiator.

#### Bathroom

7' 5" x 5' 2" ( 2.26m x 1.57m ) Panelled bath, wash hand basin, wc, tongue and groove panelling, obscured double glazed window to side, radiator.

#### **Front Garden**

Partially enclosed with hedges, hard stand, outside light.

#### **Rear Garden**

Enclosed garden with paved patio, laid to lawn and a selection of shrubs and flower borders, garden shed, outside light and tap, gate to rear lane which is locked with access with immediate neighbours only.



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- Attractive & extended four-bedroom semi-detached property
- Two reception rooms
- Excellent size annex with double bedroom and brilliant size living room
- Shower room downstairs and utility room (easily converted into a kitchenette
- Close top local amenities, schools, Hailey Park & Taff trail

Tenure: Freehold EPC Rating: C Council Tax Band: F



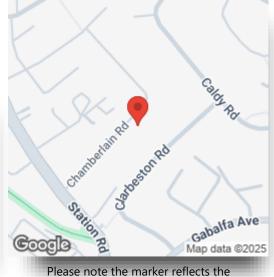


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postcode not the actual property

allen & harris



029 2069 2626

whitchurch@allenandharris.co.uk

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



allenandharris.co.uk