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53 Aldsworth Road
Cardiff, CF5 1AB

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53 Aldsworth Road

Asking price **£275,000**

A traditional three bedroom bayfront mid terrace family home with Westerly facing rear garden, situated on a non-through road, in a highly convenient location.

Bay fronted mid terrace family home

Situated on non-through road

Walking distance to Waun-Gron Park railway station and mainline bus services

Convenient location with easy access to the city centre and A48

Lounge/dining room, kitchen, ground floor bathroom

Three bedrooms and first floor cloakroom

Westerly facing rear garden

Viewings highly recommended





This traditional bay fronted, three-bedroom mid terrace family home, is situated in a highly convenient location with excellent commuting options, on a non-through road.

The property offers accommodation which briefly comprises of an ENTRANCE HALL with double doors into a storage cupboard plus glazed doors leading into the open plan LOUNGE/DINING ROOM. With bay window to front aspect and further window with views into the rear garden, the room has stairs rising

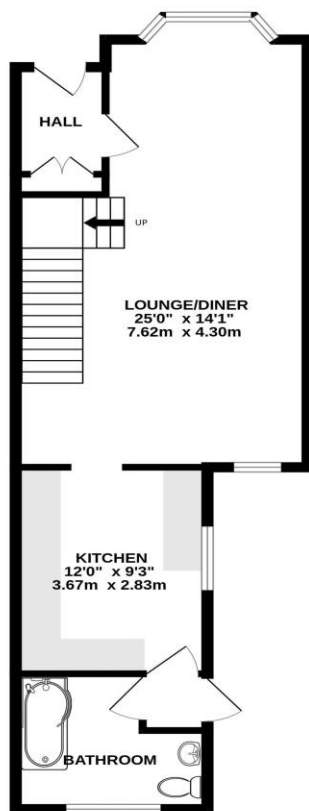
to the first floor accommodation. Within the lounge is an ornate cast-iron fireplace with black granite hearth and wooden surround and mantle. Built-in storage/book-shelving to recesses. Laminate wood flooring throughout. An open doorway leads into the KITCHEN. The kitchen with window to side offers a fitted range of base and wall mounted units with rolltop work surfaces and splashback tiling over. Wall mounted gas central heating boiler. Integrated oven and hob above. Space and plumbing for washing

machine, dishwasher and fridge/freezer. Beyond the kitchen is a rear HALL with glazed door leading into the garden. It also gives access into the ground floor BATHROOM which has a window to rear and houses a white three piece suite including panel shower bath, with mains shower fitted and ceramic tiling to walls.

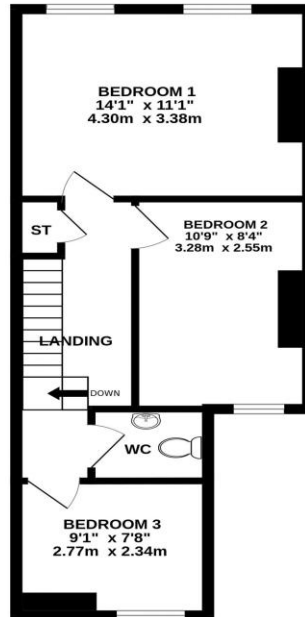
The first floor landing with built airing cupboard, plus loft inspection point gives access to the bedroom accommodation. BEDROOM ONE is located at the front of the property with two windows overlooking the street. BEDROOM TWO also a double bedroom has a window to rear with views into the garden. BEDROOM THREE is a single bedroom currently used as a home office, also with window to rear. Finally to the first floor is a CLOAKROOM housing a white two-piece suite. Outside the front of the property is an enclosed forecourt garden.

To the rear is a Westley facing garden, which enjoys the sun throughout the afternoon and evening. It has a large flagstone laid patio which extends from the rear of the property with steps up to a sloping lawn.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cardiff city centre travel along Castle Street and proceed along the A4 161, Continue along Atlas Road through the traffic lights onto Lansdowne Road. Continue along this road onto Cowbridge Road East. Aldsworth Road, is the last right hand turning before reaching the roundabout with the A48. Number 53 will be found on the left-hand side after approximately 100m.

What3Words: obey.solid.civic

Tenure

Freehold

Services

Mains Water, Drainage, Gas & Electric
Council Tax Band D

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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