

Milverton Road

| Llanrumney | Cardiff | CF3 5SB

Hern and Crabtree

MILVERTON ROAD

£205,000



This two bedroom semi detached property is conveniently located within walking distance of amenities, primary school and transport links. There are easy link to the city center, A48 and M4 nearby making this perfect for commuting. This property would make brilliant first time buyer or investment and is offered to the market with no onward chain.

The accommodation briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property also benefits from a rear garden and out building as well as a gated driveway to the side providing off street parking. Viewings of this great property can be arranged via our Heath branch.

Entrance Hall

Entered via wooden glazed door to the front, storm porch, into hallway with stairs to the first floor, luxury vinyl floor double glazed obscured window to the side, radiator.

Living Room

9'6 x 11'1

Double glazed window to the front, luxury vinyl floor, door leading through to the dining room. Stud wall between dining and living room which could be opened up if desired to create an open

Dining Room

9'5 x 8'3

Double glazed window to the rear, luxury vinyl floor. (Currently utilised as a bedroom)

Kitchen

11'6 x 7'8

Double glazed window to the rear, door to garden. Wall and base units with work tops over. Four ring electric

hob, integrated oven, cooker hood over. 1.5 bowl stainless steel sink and drainer with mixer tap, tiled splash back. Plumbing for washing machine, space for fridge freezer. Tiled floor.

First Floor

Stairs rise up from the entrance hall, wooden hand rail and spindles.

Landing

Double glazed obscured window to the side, lift access hatch, doors lead through to:

Bedroom One

14'4 x 8'11

Double glazed window to the front, radiator, recess for wardrobe.

Bedroom Two

10'5 x 10'2

Double glazed window to the rear, radiator.

Bathroom

7'1 x 5'7

Double glazed obscured

window to the rear, bath, WC, wash hand basin, electric shower over bath, heated towel rail, tiled walls and floor.

External

Front

Lawn, gate with path. Gated driveway to the side.

Rear Garden

Decking, picket fencing, artificial lawn. Outbuilding with interconnecting double glazed door to the front and rear aspect.

Utility Room

Double glazed window, space for appliances, power and light, storage unit.

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - C
Council Tax - C

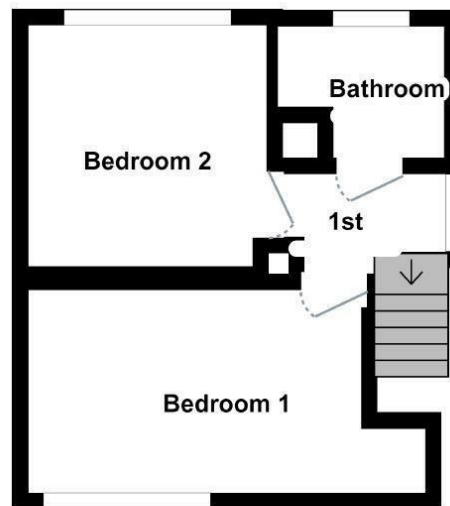


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  1
  2
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For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

1st Floor



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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	87
Potential	72
England & Wales	
EU Directive 2002/91/EC	

Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.