



Clos Mair

| | Cardiff | CF23 5NE

Hern and Crabtree

CLOS MAIR

Guide Price £375,000



This two bedroom detached bungalow is brilliantly situated in a quiet cul de sac within walking distance to Roath Park Lake and gardens. There are bus links nearby providing easy access the amenities of Wellfield and Albany Road. Access to the A48 is also nearby.

The accommodation briefly comprises an entrance hall, cloakroom, living room/ diner, kitchen, inner hall, two bedrooms and a shower room. The property benefits from a detached single garage and an enclosed rear garden. Viewings are highly recommended and can be arranged via our Heath branch.

Entrance Hall

Entered via double glazed door into hallway with radiator, door to:

Cloakroom

WC, wash basin, double obscure glazed window to the side.

Living Room/ Diner

10'11 max x 12'7 max

Double glazed bay window to the front, window to the side. Electric fireplace, door to inner hall. Door to kitchen. Radiator.

Kitchen

7'8 x 10'6

Double obscure glazed window to the front. Wall and base units with work tops over, four ring electric hob, oven, plumbing for slimline dishwasher, plumbing for washing machine, radiator. Sink and drainer, 'Vailant' gas boiler. Space for fridge freezer.

Inner Hall

Door to two bedrooms and shower room. Airing

cupboard housing the hot water tank, additional storage cupboard.

Bedroom One

12'7 x 9'5

Double glazed sliding patio door to the garden, radiator.

Bedroom Two

10'6 x 7'8

double glazed window to the rear, radiator, over bed storage.

Shower Room

7'3 x 6'2

double obscure glazed window to the side, double shower quadrant with electric shower. WC, wash hand basin, vanity unit, shaver point and light. Extractor fan, radiator.

External

Garage

Detached single garage.

Rear Garden

Enclosed garden with timber fence, patio, stone chippings, timber frame

storage shed. Mature shrubs and flower borders, side path access with gate to the front of the property.

Additional Information

We have been advised by the vendor that the property is Freehold.

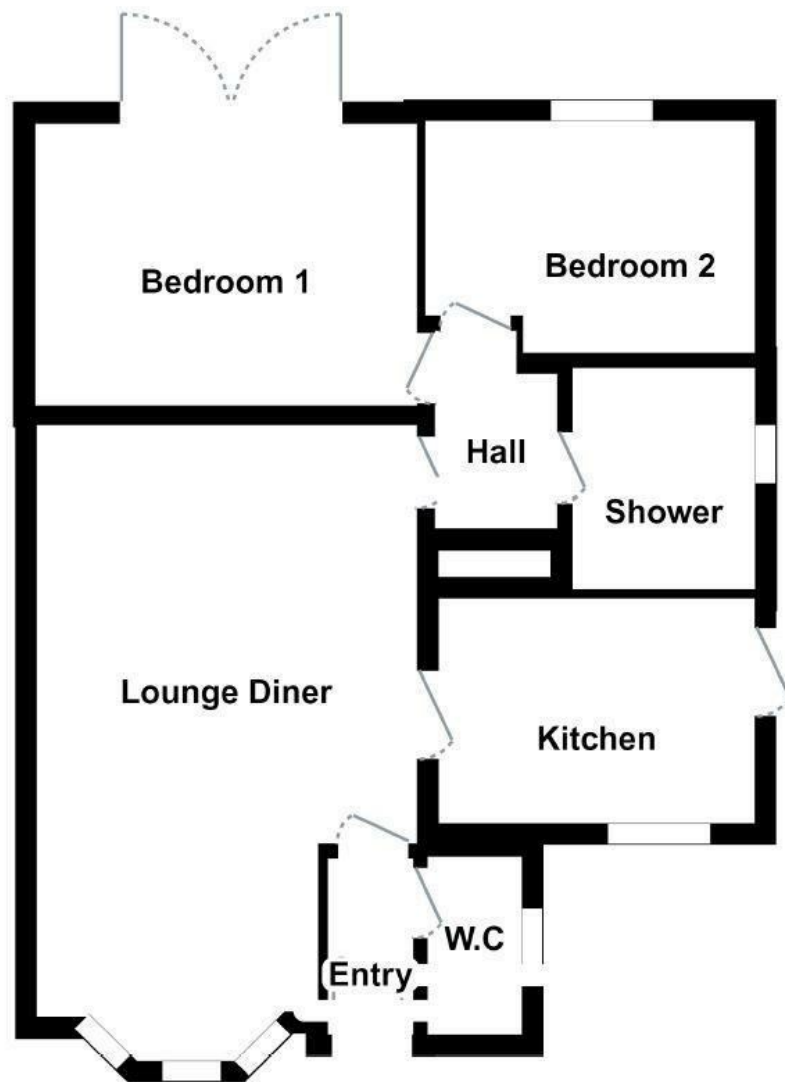
EPC - C

Council Tax band - E

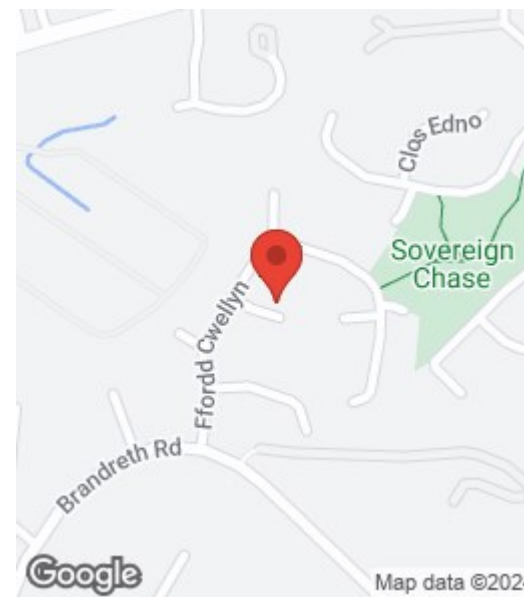


Call Hern & Crabtree to arrange a viewing on **02920 620 202**

<https://www.hern-crabtree.co.uk>



For illustration purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	86
England & Wales	EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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.