



£260,000 Freehold

Bangor Lane | Cardiff | CF24 3LD

Hern & Crabtree

Nestled in the heart of Bangor Lane, Cardiff, this charming end terrace house is a hidden gem waiting to be discovered. Situated just a short stroll away from the vibrant Wellfield Road and the picturesque Roath Park Recreation ground, this home provides easy access to a plethora of amenities and delightful eateries. Whether you fancy a leisurely walk in the park or a delicious meal at a nearby restaurant, this location has it all.

The accommodation briefly comprises a living room/ diner, kitchen, conservatory and a bathroom to the ground floor. To the first floor are two double bedrooms. The property also benefits from an enclosed rear garden and off street parking to the front.

With its prime location and desirable features, this house on Bangor Lane is the perfect place to call home. Don't miss out on the opportunity to make this charming property your own and enjoy the best that Cardiff has to offer.



Entrance Hall

Entered via a wooden door into hallway with laminate flooring.

Bathroom 7'8 x 5'0 max

Obscure glazed window to the rear, tiled walls, WC, wash hand basin, electric shower, tiled walls, tiled floors. Radiator. Water heater.

Living Room / Diner 15'6 x 12'7 max

Two windows to the front, radiator, stairs to the first floor. Wood laminate flooring.

Kitchen 10'7 x 5'1

Window to the rear, door to the rear leading to the conservatory. Kitchen is

fitted with wall and base units and work tops over. Integrated four ring electric hob., tiled splash backs. Electric oven and grill. Sink and drainer. Extractor fan, space for fridge freezer and washing machine.

Conservatory 12'9 x 10'3 max

Double obscure glazed windows on two sides, corrugated plastic roof. Double glazed windows and patio doors to the garden. Radiator, wood laminate flooring.

First Floor

Stairs rise up from the living room / diner.

Landing

Storage cupboard, doors to:

Bedroom One 12'2 x 9'1

Single glazed windows to the front, radiator, built-in wardrobe.

Bedroom Two 10'10 x 6'3

Single glazed window to the front, radiator. Loft access hatch.

External

Front

Off street parking courtyard area. Storm porch to the front.

Rear Garden

Walled garden with paved sitting area. Lawn, shed to the rear, mature trees and shrubs. External cold water tap.

Additional Information

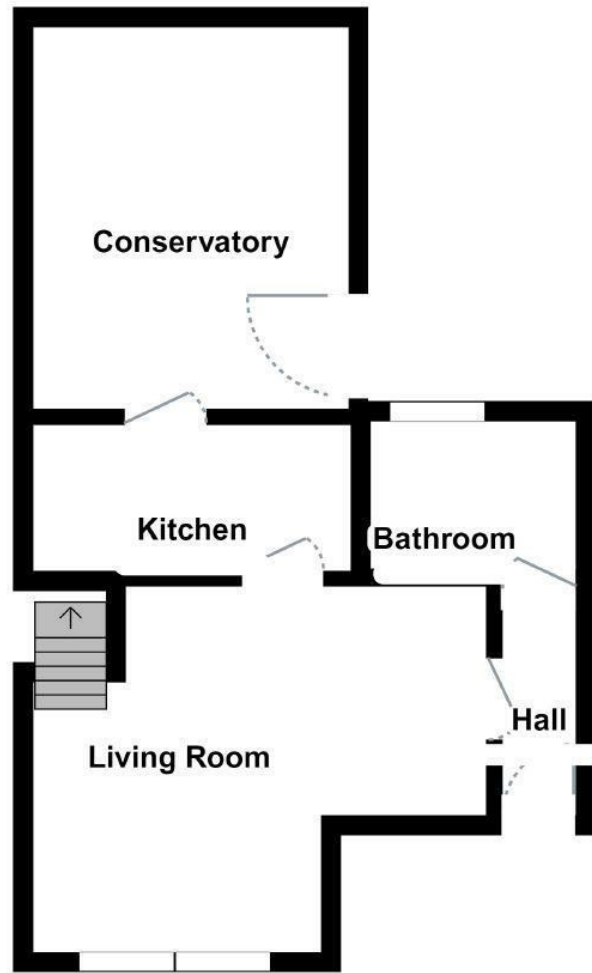
We have been advised by the vendor that the property is Freehold.

EPC - D

Council Tax Band - E

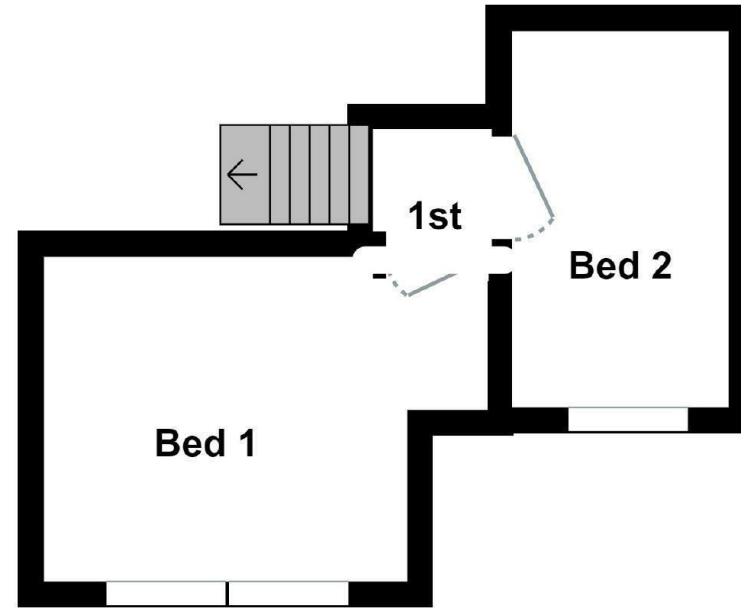






For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; text-align: center;"> 89 </div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 1px solid black; padding: 2px;"> 66 </div>	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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