



£375,000 Freehold

Uplands Road | Cardiff | CF3 3AN

Hern & Crabtree

This family home is situated on a quiet no-through road, in the popular area of Rumney and offers panoramic views of Cardiff City and the Bristol Channel whilst also fronting onto Catherine Gardens. The property is close to a range of amenities and nearby there is easy access to the A48 & M4, perfect for commuting.

Featuring plenty of period features the accommodation briefly comprises an entrance hall, living room, kitchen, dining area, further reception/dining room, and a conservatory to the ground floor. To the first floor is the primary bedroom with fantastic views, two further bedrooms and a family bathroom. To the second floor is a loft room. The property also benefits from an enclosed rear garden and off street parking driveway to the front with a garage.

Don't miss the opportunity to make this lovely house your new home. Call us to arrange your viewing.



Entrance

Paved steps up to a storm porch, composite door with double glazed stained glass panels.

Hallway

Coved ceiling, dado rail, radiator, stairs to the first floor. Under stair cupboard and storage space. Doors to:

Living Room 11'0 x 24'7

Double glazed bay windows to the front coved ceiling, picture rail. Radiator. Open gas fire with wooden mantle, tiled hearth and patterned tile surround.

Kitchen 9'6 x 7'1

Double obscure glazed window to the side. Matching wall and base units with laminate work tops over. Stainless steel circular sink with drainer, tiled splash back. Electric stove and oven. Space and plumbing for a washing machine and dishwasher. Tiled flooring. Open to the dining area.

Dining Area 9'1 x 10'7

Double glazed sliding patio doors to the rear, coved ceiling, tiled floor. Radiator. Continuation of wall and base units with tiled splash back. Space for fridge freezer. Tiled floor. Combination boiler.

Dining Room/ Reception Room 8'5 x 11'2

Period stained glass door from the living room. Coved ceiling, dado rail, radiator. Sliding patio doors to the conservatory.

Conservatory 8'3 x 8'2

Double glazed conservatory with doors to the garden. Obscure plastic roofing. Tiled floor, radiator.

First Floor

Stairs rise up from the entrance hall.

Landing

Coved ceiling, dado rail, double obscure glazed window to the side.

Bedroom One 13'7 x 9'6

Double glazed bay window to the front with fantastic views. Radiator. Fitted wardrobes.

Bedroom Two 12'5 x 9'8

Double glazed window to the rear, dado rail, radiator. Fitted wardrobes.

Bedroom Three 6'6 x 8'3

Double glazed window to the front, dado rail, radiator.

Bathroom 5'9 x 6'3

Double obscure glazed window to the rear. Bath with shower attachment, wash basin, WC. Radiator. Tiled walls and tiled floor.

Second Floor



Loft Room 14'4 x 12'2

Double glazed skylight windows to the front and rear with views of Cardiff's skyline. Storage to the eaves. Maximum ceiling height 7'3.

External

Front

Lawn area with mature shrubs and central flowerbed. Tarmacked driveway leading to the garage. Gate to the rear garden.

Rear Garden

Large rear garden with timber fencing. Paved area to the rear of the property for sitting area, storage shed. Raised decked sitting area. Mature flower beds to either side. Garage.

Garage

Up and over door.

Additional Information

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

EPC - To Follow

Council Tax Band - E

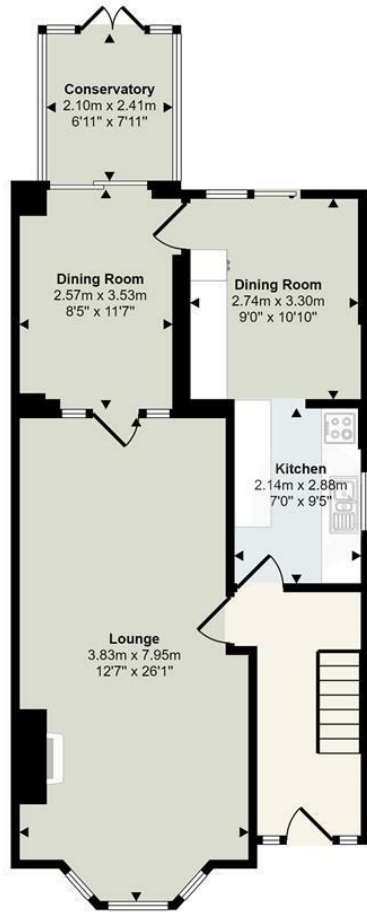
Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing

purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses

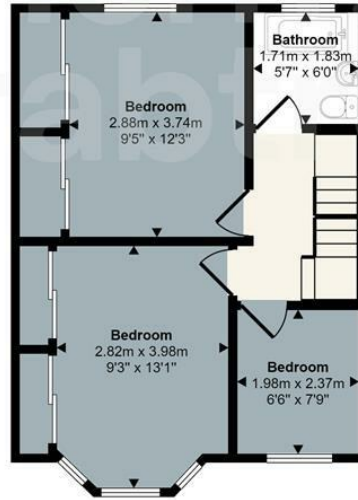
arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



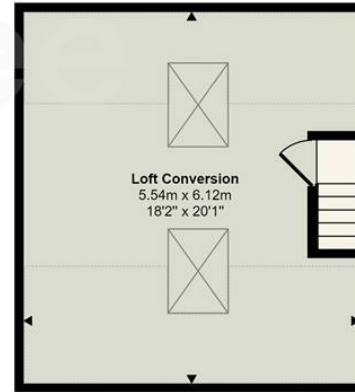
Approx Gross Internal Area
143 sq m / 1540 sq ft



Ground Floor
Approx 68 sq m / 729 sq ft



First Floor
Approx 42 sq m / 447 sq ft



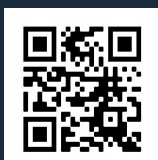
Second Floor
Approx 34 sq m / 365 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<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.