

32 Ogwen Drive

Cardiff CF23 6LL

- Ground Floor Maisonette
- Nicely presented
- Sought after location
- Two bedrooms
- Own Garden EPC = C

Offers in excess of £200,000

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Hern and Crabtree



Very well presented two bedroom ground floor maisonette with its own private garden.

Situated in the sought after Lakeside area of Cardiff, close to Roath Park Lake with both the Cardiff High & Lakeside Primary Schools close by.

Accommodation briefly comprises: Lounge, two double bedrooms with bedroom two having direct access to the garden via french doors, shower room, and recently refurbished kitchen.

Entrance Porch

Porch to side with double glazed French doors with matching windows over. Two storage cupboards one of which has potential for a tumble dryer if desired.

Entrance Hall

Entered via double glazed pvc door into 'Z' shaped hallway. Storage cupboard.

Lounge 12'8" x 13'5" max (3.86m x 4.09m max)

Double glazed pvc window to front. Gas fire place with stone surround and hearth. Radiator. TV point.

Kitchen 10'4" x 7'11" max (3.15m x 2.41m max)

Double glazed pvc window to rear. Wall and base units with complimentary work tops over. Four ring gas hob with cooker hood over. Ceramic sink and drainer with mixer tap. Plumbed for washing machine. Integrated oven and microwave. Space for fridge freezer. Plumbed for washing machine. Tiled flooring. Glass block offering light into hallway. Tiled splash backs. 'Worcester' gas combination boiler.

Bedroom One 14'11" max x 9'2" narrowing to 7'11" max (4.55m max x 2.79m narrowing to 2.41m max)

Double glazed pvc window to front. Series on fitted wardrobes and storage. Radiator.

Bedroom Two 13'7" x 9'10" (4.14m x 3.00m)

Luxury vinyl floor. Radiator. Large storage cupboard. Double glazed French pvc door to garden along with matching windows either side.

Shower Room

Double glazed obscured pvc window to the rear. Corner Shower cubicle with a sliding door and plumbed shower. Wash hand basin with base vanity. Fully tiled walls. Ceramic tiled floor. WC. Heated towel rail.

Outside

The garden is accessed via bedroom two and the side of the property. Paved patio.





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