



# Wyndham Road

| Cardiff | CF11 9EL



# WYNDHAM ROAD

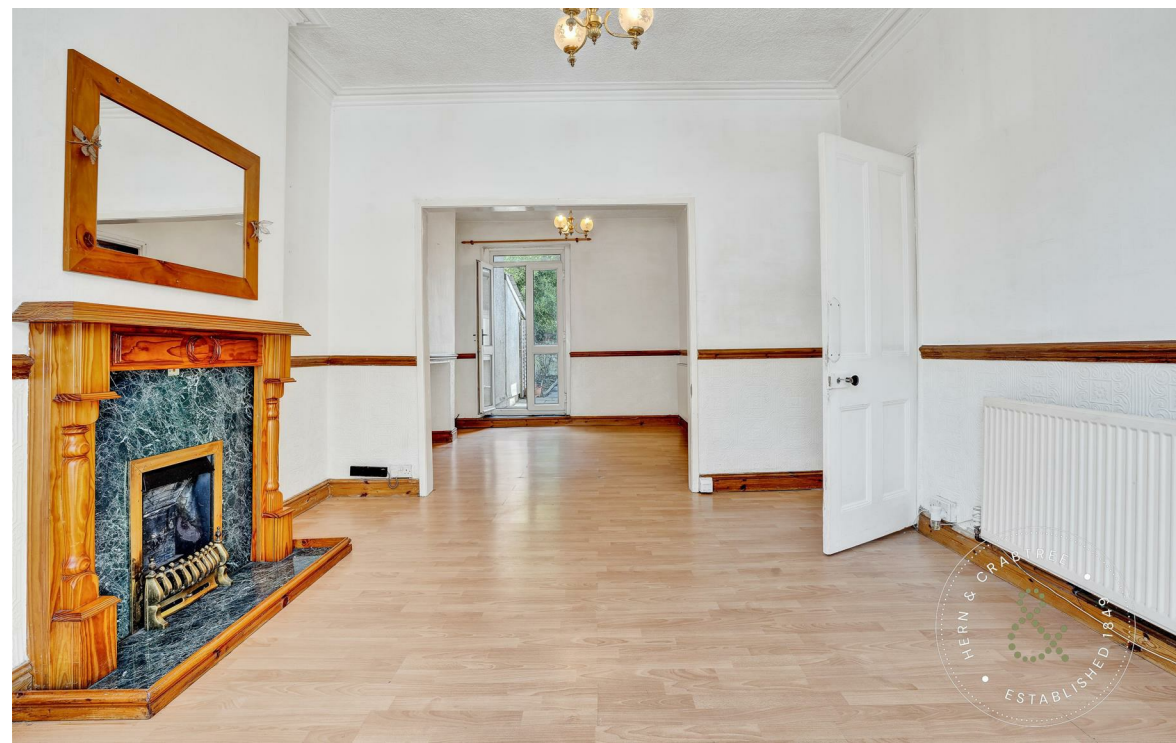
Guide Price £315,000

A traditional mid-terrace home located on the highly sought after Wyndham Road.

The property occupies an enviable position on the Pontcanna/Canton border and is within walking distance of all of the delightful shops, bars, bakeries & deli's that the highly sought-after surrounding area has to offer.

The accommodation in brief comprises of: Porch, hallway, living room, dining room, kitchen and a conservatory to the ground floor. The first floor hosts two bedrooms and a bathroom. Externally there is a forecourt to the front and an enclosed garden to the rear.

The property is being offered for sale with no onward chain.



## Front

Front forecourt garden. Low rise brick wall. Wrought iron railing and gate.

## Porch

Enter via a double glazed PVC door to the front elevation with window over. Tiled flooring. Dado rail. Door leading to:

## Hallway

Wooden laminate flooring. Radiator. Stairs rising up to the first floor. Understairs storage cupboard.

## Living Room

11'6" max x 13'10" max

Double glazed bay window to the front elevation. Continuation of wooden laminate flooring. Radiator. Dado rail. Coved ceiling. Fireplace. Fitted cupboard into alcove. Squared off archway to the dining room.

## Dining Room

11'1" max x 9'6" max

Double glazed French doors to the rear elevation. Continuation of wooden laminate flooring. Radiator. Dado rail. Squared off archway to the living room.

## Kitchen

8'9" max x 10'5" max

Double glazed obscure window to the side elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for further appliances. Ideal gas combination boiler. Tiled flooring. Radiator. Archway to the conservatory.

## Conservatory

7'10" max x 7'11" max

Double glazed windows. Double glazed French doors leading to the garden. PVC roof. Tiled flooring. Radiator. Dado rail. Archway to the kitchen.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Radiator. Loft access hatch.

## Bedroom One

14'11" max x 11'3" max

Two double glazed windows to the front elevation. Stripped wooden flooring. Picture rail. Radiator.

## Bedroom Two

11'1" max x 9'8" max

Double glazed window to the rear elevation. Stripped wooden flooring.

## Bathroom

8'7" max x 8'2" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Level access mobility wet room style shower with fitted shower seat. Anti-Slip Safety Vinyl. Tiled walls. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Concrete laid patio. Side return.

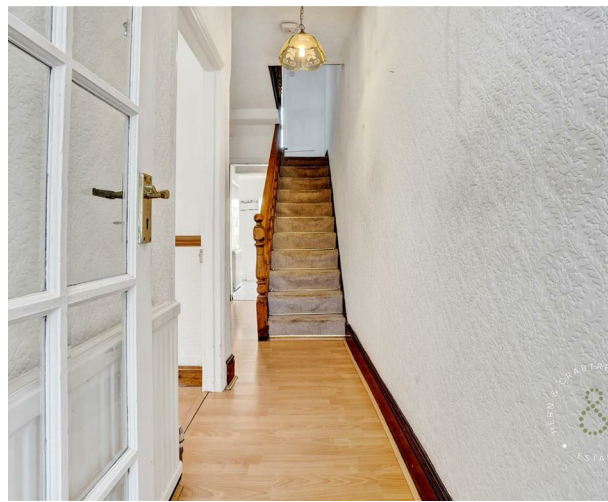
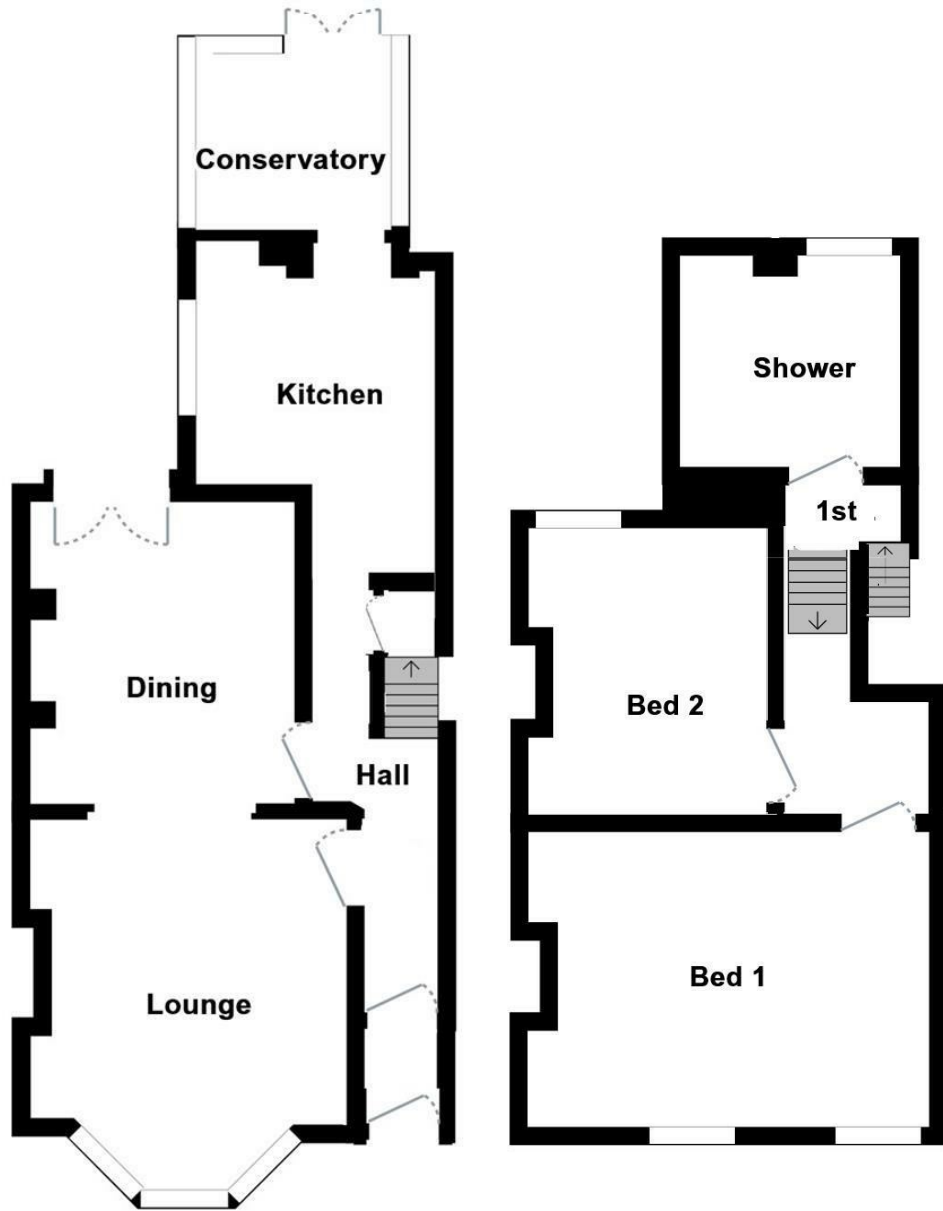




Call Hern & Crabtree to arrange a viewing on **02920 228135**

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





**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.