

Wedmore Road
| | Grangetown | CF11 6SH

WEDMORE ROAD

Guide Price £215,000



elevation. Built in triple wardrobes with sliding mirrored doors offering excellent storage facilities. Radiator. Smooth plastered ceiling. Power points.

Bedroom two 10'10" x 9'10"

A good size second bedroom with double glazed window to the rear elevation. Fitted triple wardrobes with sliding mirror doors. Radiator. Coving to the ceiling.

Garden

The rear garden is enclosed by walling and timber fencing. The garden is of low maintenance and paved.

A charming mid-terrace house with contemporary open plan living arrangement. This is a wonderful opportunity for first time buyers or investors and viewings come highly recommended.

This excellent home has been tastefully presented and the accommodation comprises: porch area, hall, an open plan lounge, dining area, kitchen area and to the ground floor in a modern shower room and conservatory. To the first floor there are two well presented double bedrooms.

The property is tucked towards the end of Wedmore Road which is part of the Saltmead area of Grangetown. Saltmead is typically lined with terrace cottages and is a stone's throw from the bustling Clare Road and the vibrant and trendy music and art studio Tramshed. Grangetown is situated approximately a mile or so to the south / west of Cardiff centre and interlinks with Riverside and Cardiff Bay.

Entrance Hall

The property is entered through the panelled front door into the hall. Windows to the side and over the front door provide additional light. Tiled flooring to the porch area. Radiator. Wood effect laminate flooring. Door to understairs storage cupboard.

Lounge area 14'2" max x 28'2" max

An open plan lounge/ dining/ kitchen.

Lounge area

Double glazed window to the front elevation. Radiator. Smooth plastered ceiling. Spotlights to the ceiling. Cupboard housing meters. Power points.

Dining area

Smooth plastered ceiling. Ceiling light points. Carpeted to the lounge area and dining area. Staircase

rising to the first floor. Access to:

Kitchen area

An open plan kitchen fitted with matching wall and base units with cupboards and drawers offering storage facilities. Space for fridge freezer. Stainless steel sink drainer unit with mixer tap above. Built in electric oven with gas hob over and chimney style extractor fan. Tiled splashbacks. Integrated microwave oven. Integrated dishwasher. Wood effect laminate flooring. Feature lantern window. Smooth plastered ceiling.

Rear hall

Tiled flooring. Radiator. Wood panelled door to the conservatory. Door to:

Shower room 8'11" x 3'8" max

A three piece suite

comprising: fitted shower cubicle with glass screen, tiled walls and tray and mains pressure shower, wall hung wash hand basin and low level WC. Wall mounted electric towel radiator. Double glazed window to the rear. Spotlight to the ceiling. Tiled flooring.

Conservatory 5'4" x 6'3"

Double glazed windows to the side and rear elevations with aspect to the garden. Double glazed door to the rear elevation giving access to the garden. Tiled flooring.

Landing

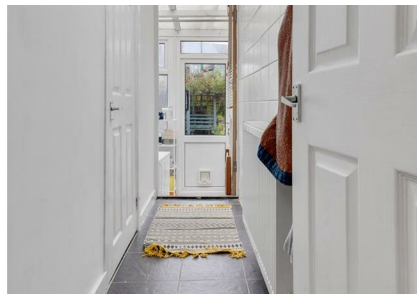
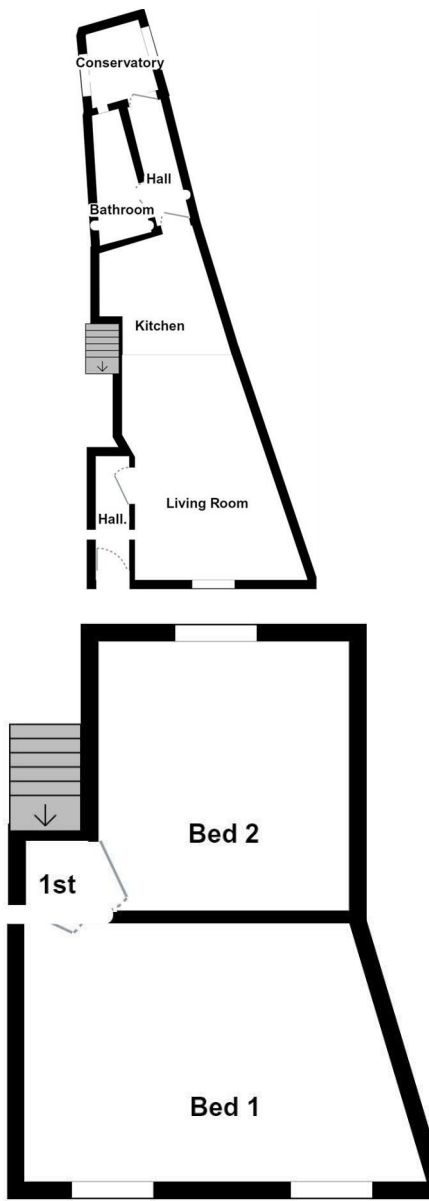
A small landing area with access to the loft space. Smoke detector.

Bedroom one 13'10" x 10'4"

A good size, light principle bedroom with two double glazed windows to the front



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



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		
		79
	63	
England & Wales		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.