

Wedmore Road

GRANGETOWN, CF11 6SH

GUIDE PRICE £210,000

**Hern &
Crabtree**



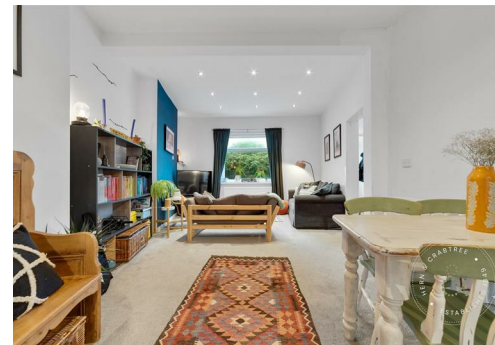
Wedmore Road

A charming mid-terrace house with a 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 small conservatory area. 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.



sq ft

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 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.

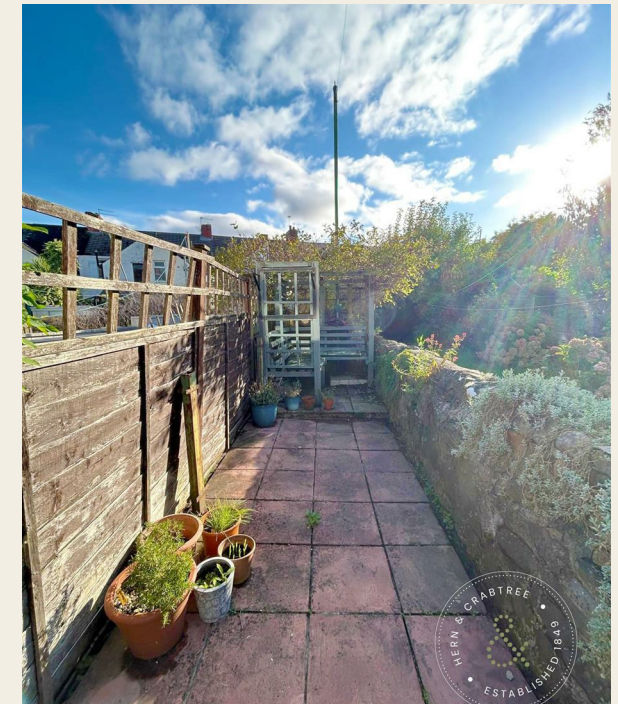
Additional Information

Freehold. Council tax band C (Cardiff). EPC rating D.

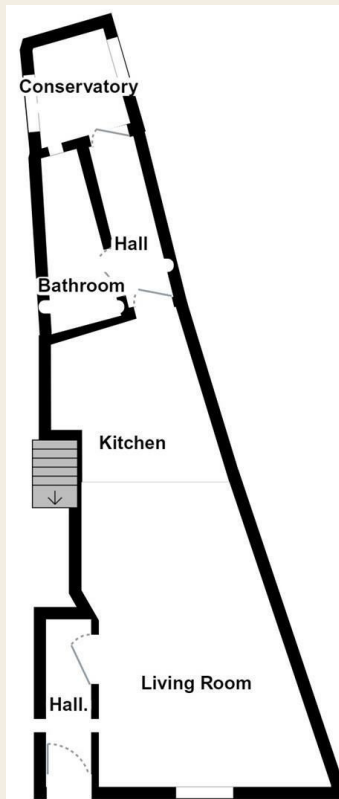
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

