



Orchard Place

| | Canton | CF11 9DY

ORCHARD PLACE

Guide Price £285,000



Nestled away in a picturesque cul de sac situated on the Canton/ Pontcanna border is this quaint, traditional semi detached house, offered for sale with no onward chain.

The property is perfectly placed for all local amenities including: Chapter Arts centre, Pontcanna fields, Thompsons park and furthermore is within easy reach of the city centre of Cardiff.

The accommodation comprises: Entrance hall, a light open plan living/dining room, fitted 'contemporary' style kitchen, landing two good size bedrooms and bathroom.

Outside, the enclosed rear garden laid with artificial lawn and gate giving access to the front of the property.

For more information, please call Hern & Crabtree, Pontcanna.

Outside front

To the front of the property is a courtyard which extends to the side of the property. Storm porch.

Entrance

The property is entered via a double glazed PVC door to the side elevation with obscure windows. Slate tiled flooring. Radiator. Double glazed window. Door leading to the living room.

Living Room

10'7" max x 11'6" expanding to 15'10 max

Two double glazed windows to the front elevation with outlook on to the cul de sac. Radiator. Stairs rising up to the first floor. Storage cupboard. Open plan access to the kitchen and dining room. Wood laminate flooring. Smooth plastered ceiling.

Kitchen/Dining Room

15'7" max x 12'3" max

Double glazed windows to the side and rear elevation. Double glazed door to the garden. Kitchen is fitted with matching wall and base units with complementary worktops over. Five ring gas hob. Space for cooker. Space and plumbing for further appliances. Stainless steel sink and drainer. Radiator. Wood laminate flooring. Space for table and chairs.

Landing

Stairs rise up from the living room. Loft access hatch. Door to airing cupboard with a double glazed window to the rear elevation and Baxi gas combination boiler.

Bedroom One

10'8" max x 9'6" max

Wood laminate flooring. Double glazed windows to the front elevation. Radiator.

Recess with built in wardrobes. Large storage cupboard.

Bedroom Two

12'5" max x 7'8" max

Double glazed window to the rear elevation. Radiator.

Bathroom

8'8 max x 7'7 max

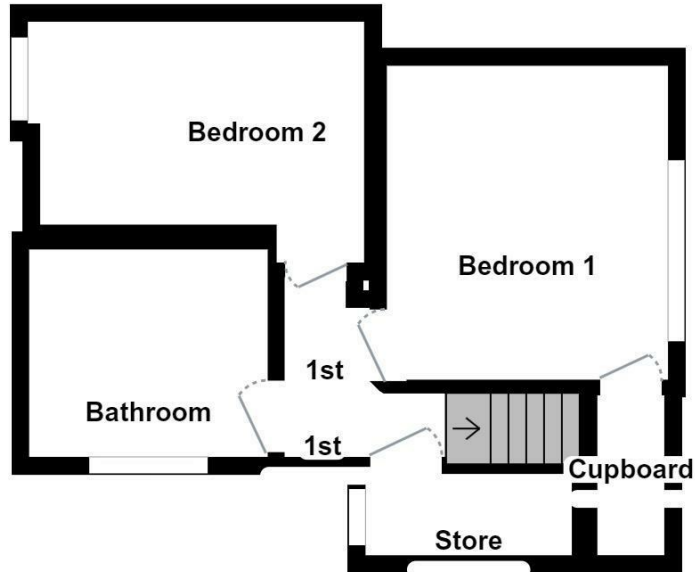
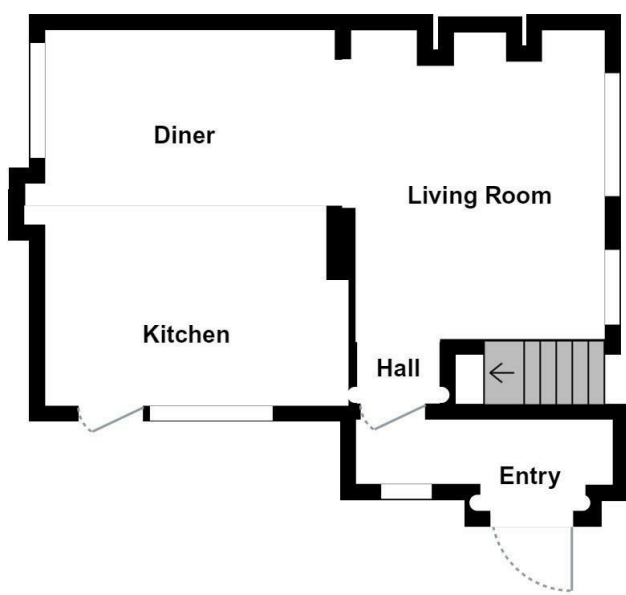
Double glazed obscure window to the side elevation. Four piece bathroom suite comprises of: W/C, wash hand basin, bath with glass splashback screen and walk in shower with raindrop shower head. Radiator.

Garden

Enclosed rear garden. L-shape. Gate leading to the front. Astro turf lawn.



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		65
(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	



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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.