



**£220,000**  
freehold

**Deemuir Road,  
Cardiff CF24 2QH**

- EPC Rating: D
- Double Story Extension
- Enclosed Larger Than Average Garden
- Master Bedroom Plus En Suite
- Downstairs Shower Room





## About The Property

Beautifully presented double story extended four bedroom semi detached family home in Tremorfa, Cardiff. Renovated and improved throughout with a larger than average rear garden plus off road driveway parking. The beautiful home offers two reception rooms, four spacious bedrooms, two shower rooms plus an en suite off the master bedroom. Tremorfa offers many benefits as it is located upon great road links leading to the city centre and also offers easy accessible public transport links. For commuter the M4 corridor is just a short drive further.

Internally the property accommodation comprises; Entrance porch, hall, lounge, kitchen dining room, sitting room and shower room.

To the first floor you will find four bedrooms and a family bathroom. The master bedroom further benefits from en suite shower room.

Outside the property offers off road parking via a double width drive to the front. The rear garden has been landscaped with paving, composite decking with pergola, and stone chipping's with a fence surround.

## Accommodation

### Porch

Enter into porch. Access to hall.

### Hall

Access to lounge and kitchen/dining room. Staircase leading to first floor.

### Lounge

13' 8" x 11' ( 4.17m x 3.35m )  
Bay window to front.

### Kitchen/ Dining Room

19' 5" x 9' 6" ( 5.92m x 2.90m )  
Fitted with a range of base and eye level units with worktops over. Space for over and hob with cooker hood. Inset stainless steel sink unit plus drainer. Space for free standing fridge/freezer and table and chairs. Window to rear. French doors leading to rear garden. Access to sitting room.

### Sitting Room

17' 8" max x 9' 2" ( 5.38m max x 2.79m )  
Door to front and rear. Window to front. Single storage cupboard housing washing machine and tumble dryer. Access to shower room.

# Peter Alan - Albany Road

02920 462246  
albanyroad@peteralan.co.uk  
peteralan.co.uk



## Shower Room

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin. Obscure window to rear.

## Landing

Access to all bedrooms and bathroom. Loft access X2.

## Master Bedroom

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Window to front. Opening to en suite.

## En Suite

Fitted with a three piece suite comprising walk in shower, WC and wash hand basin. Obscure window to rear.

## Bedroom Two

10' 5" x 11' ( 3.17m x 3.35m )  
Window to front.

## Bedroom Three

10' 10" x 9' 8" ( 3.30m x 2.95m )  
Window to rear.

## Bedroom Four

9' x 7' 4" ( 2.74m x 2.24m )  
Window to front.

## Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Obscure window to rear.

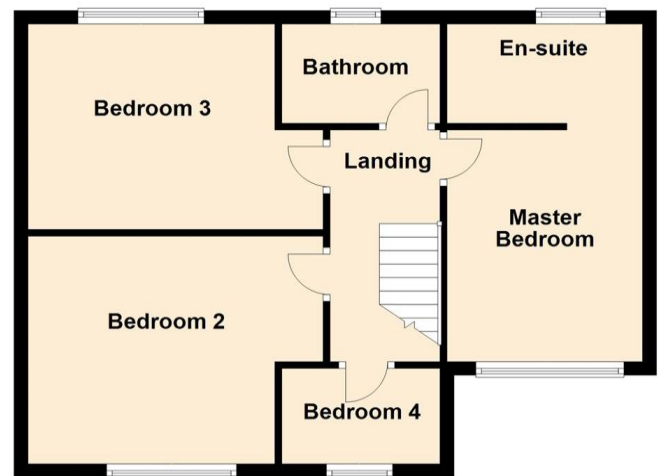
## Outside

Off road parking to front via drive. Enclosed landscaped rear garden comprising of paving, composite decking with pergola and stone chipping's with a fence surround.

Ground Floor



First Floor



### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.