



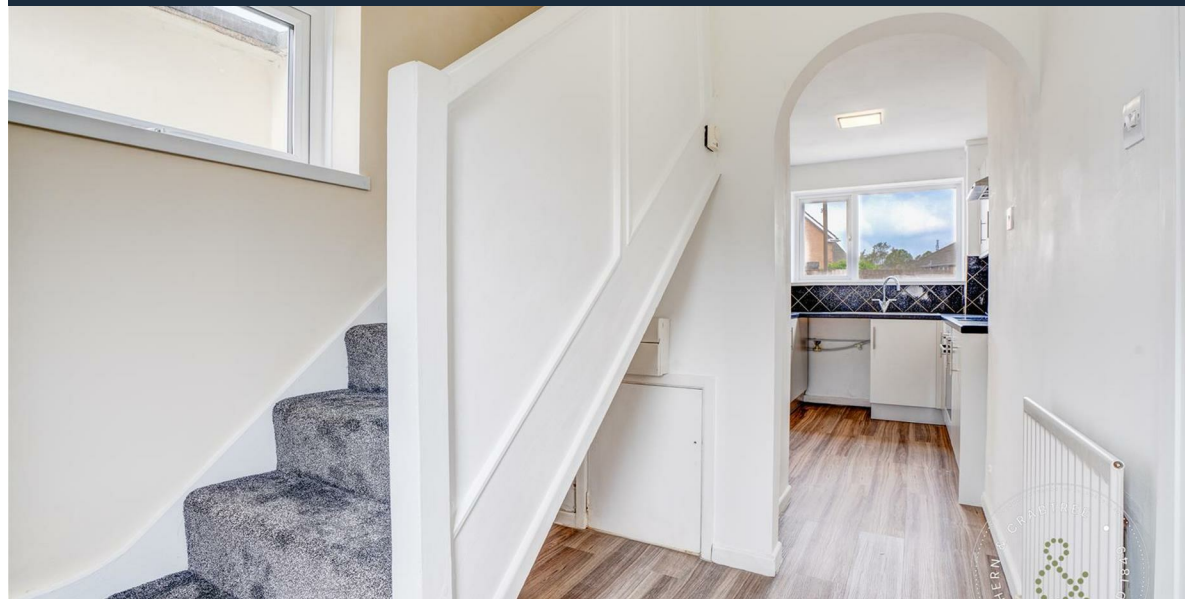
Heol Trelai

| Caerau | Cardiff | CF5 5PJ



HEOL TRELAI

Guide Price £215,000



No Chain. An extended, semi-detached house placed at the top end of Heol Trelai, close to Culverhouse Cross. With spacious living space, this property would make a perfect first time buy!

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Lounge/Diner, Fitted Kitchen, Utility Area, Sitting Room/Bedroom Three and a Shower Room to the ground floor. To the first floor are Two Double Bedrooms and a Bathroom. The property further benefits from an enclosed rear garden as well as off street parking to the front.

Heol Trelai is perfectly positioned close to the local shops and amenities of Culverhouse Cross as well as having excellent public transport links to and from Cardiff City Centre.

Entrance Hall

Entered via a double glazed pvc front door, double glazed window to the side, stairs to the first floor, vinyl floor, radiator, archway to kitchen.

Lounge/Diner

19'8 x 11'1

Double glazed window to the front, double glazed sliding patio door to the garden, two radiators, gas fireplace.

Kitchen

7'7 x 8'1

Double glazed window to the rear, wall and base units with worktop over, gas combination boiler, stainless steel sink and drainer, a four ring electric hob with cooker hood above and integrated oven, plumbing for washing machine, archway to utility area, vinyl floor.

Utility Area

Space for further appliances, power point, vent, door to sitting room.

Sitting Room/Bedroom Three

8'9 x 16'3

Double glazed window to the front and side, radiator, door to en suite shower.

Downstairs Shower Room

8'11 x 5'9

Double obscure glazed window to the rear, shower, w.c and wash hand basin, heated towel rail, pvc walls, extractor fan, vinyl floor.

First Floor

Stairs rise up from the hall with wooden handrail, double glazed window to the side, access to loft space, linen cupboard.

Bedroom One

14'7 x 9'2

Double glazed window to the front, radiator, built in cupboard.

Bedroom Two

10'2 x 10'1 max

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the rear, bath with electric shower over, w.c and wash hand basin, radiator, extractor fan, vinyl floor.

Rear Garden

Garden is accessed via the lounge, decked, crazy paved patio, stone chippings, flower borders, gate to the front.

Front

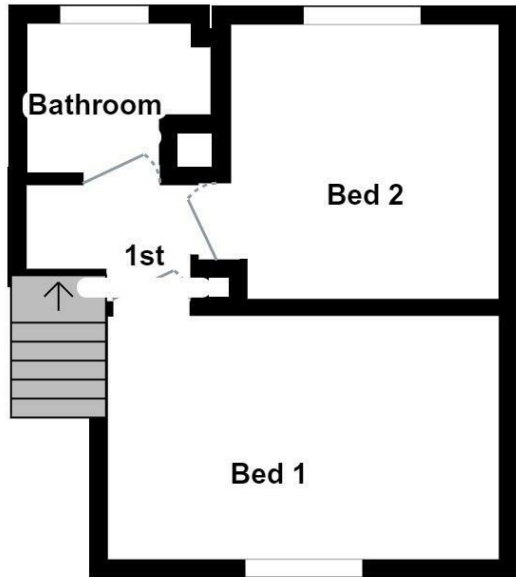
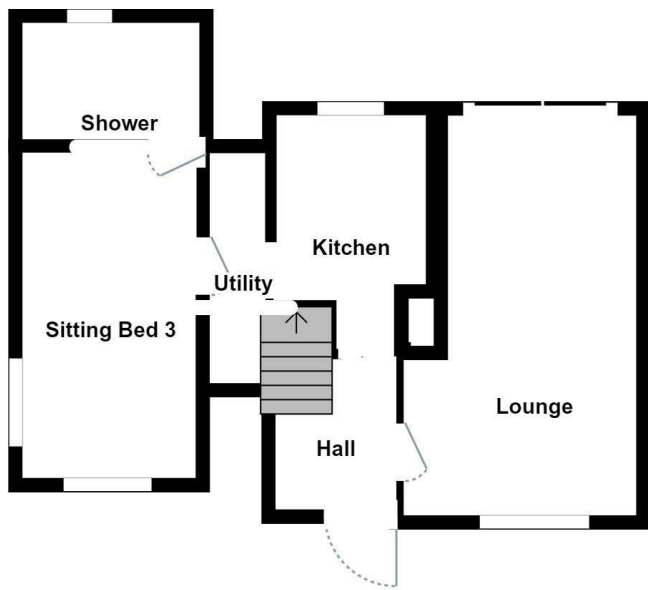
Driveway, lawn, low rise concrete wall and wrought iron gates to the front.

Tenure

We have been advised by the seller that the property is freehold, council tax band is C, EPC = D.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



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		
		80
	63	

England & Wales EU Directive 2002/91/EC



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



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.