



Bishopston Road

| Caerau | Cardiff | CF5 5DU



BISHOPSTON ROAD

Guide Price £185,000



No Chain. A wonderful three bedroom end of terrace house that has a light and spacious feel and benefits from a fantastic size rear garden. Ready for the next occupier to move straight in and put their own stamp on, this well balanced property would make a perfect first time buy or for a young family.

The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, and an Open Kitchen/Dining Room to the ground floor. To the first floor are Three Good Size Bedrooms and a Bathroom. The property further benefits from a generous size rear garden as well as having off street parking to the front.

Bishopston Road is positioned in Lower end of Caerau and is located close to local shops and amenities as well as great public transport links to and from Cardiff City Centre. It is also in close proximity to major link roads and Culverhouse Cross. Internal viewings are highly recommended!

Entrance Hall

Entered via a double glazed pvc front door, aluminium double glazed window to the side, stairs to the first floor with understairs storage, electric radiator, laminate floor.

Cloakroom

Obscure glazed window to the front, with w.c and wash hand basin, laminate floor.

Lounge

12'11 x 12'9

Double glazed window to the front, fireplace surround.

Dining Area

10'2 x 9'11

Double glazed french doors leading out to the garden, square arch to the kitchen.

Kitchen

9'4 x 10'1

Double glazed window to the side, wall and base units with worktop over, space for a gas cooker,

stainless steel sink and drainer, space for fridge/freezer, vinyl floor.

First Floor Landing

Stairs rise up from the hall with wooden handrail, aluminium window to the side, small access to the loft, airing cupboard with hot water tank.

Bedroom One

12'9 x 11'6

Double glazed window to the front, gas fired radiator, built in wardrobe.

Bedroom Two

8'11 x 13'2

Double glazed window to the rear, gas fired radiator, recess for wardrobe.

Bedroom Three

6'8 x 8'8

Double glazed window to the front.

Bathroom

6'4 x 5'6

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

Rear Garden

With decking, patio, lawn, flowers and shrubs, two metal sheds, gate access to the front.

Front

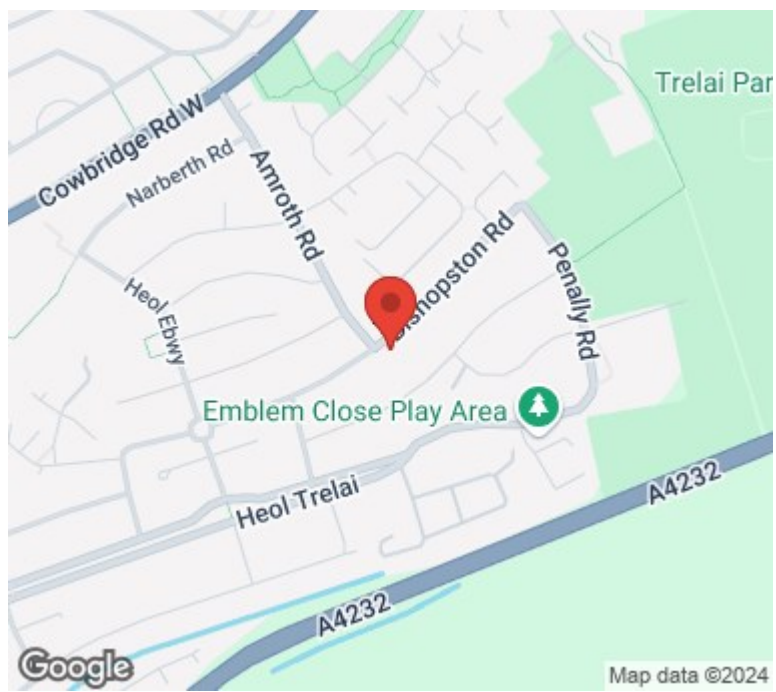
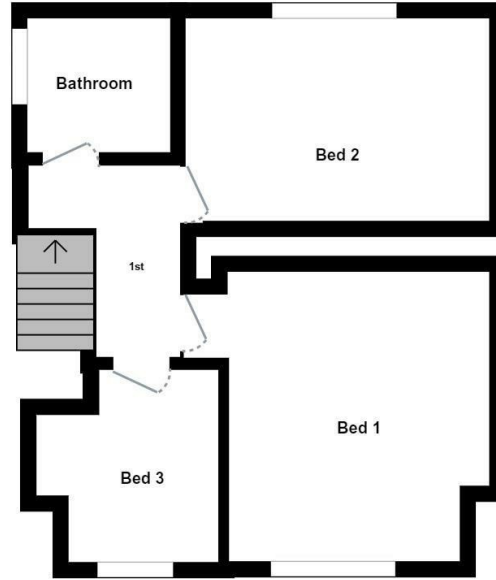
Concrete wall and pedestrian gate, stone chippings, off street parking.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is C.



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		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(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.