

# Caerleon Road

MYNACHDY, CARDIFF, CF14 3DR

GUIDE PRICE £240,000

**Hern &  
Crabtree**



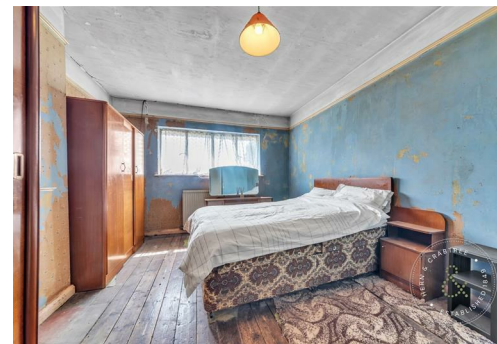


# Caerleon Road

No Chain. A fantastic size three double bedroom semi-detached house with a generous rear garden placed on this quiet no through road in Mynachdy. In need of full modernisation but offering excellent potential, this property would make a perfect first time buy or family home.

The spacious accommodation briefly comprises: Entrance Hall, Dining Room, Lounge and Kitchen and W.C to the ground floor. To the first floor are Three Bedrooms, a Bathroom and W.C. The property further benefits from a good size rear garden and off street parking to the front.

Caerleon Road is located close to local shops and amenities as well as having good transport and public transport links to and from Cardiff City Centre.



**1087.00 sq ft**

#### Entrance Hall

Entered via a double glazed composite door into the hallway. Wood panelling. Radiator. Stairs to first floor with understairs storage cupboard.

#### Sitting Room

11'8" x 10'5"

Double glazed window to the front. Gas fire. Radiator. Sliding door to the sitting room.

#### Lounge

11'2" x 5'10" max

Double glazed patio doors to the rear. Radiator. Gas fireplace. Coved ceiling.

#### Kitchen

11'7" x 9'4"

Single glazed window to the side. The kitchen is fitted with wall and base units with worktops over. Stainless steel sink and drainer. Space for cooker and other appliances.

#### Lobby

5'6" x 2'8"

Previously a cloakroom. Obscure double glazed window to the side. Pvc door to the rear garden.

#### FIRST FLOOR

Stairs from the entrance hall.

#### Landing

Loft access hatch.

#### Bedroom One

15'11" x 11'1"

Single glazed window to the rear. Radiator. Picture rail. Storage cupboard housing boiler.

#### Bedroom Two

14'11" x 9'2"

Single glazed window to the rear.

#### Bedroom Three

10'5" x 10'11"

Double glazed window to the front. Radiator.

#### Bathroom

6'7" x 6'8"

Double glazed window to the front. Bath, w/c and wash hand basin. Radiator. Walk in corner shower. Tiled walls.

#### OUTSIDE

##### Front

Enclosed fenced front garden. Lawn area. Parking.

##### Rear

Enclosed rear garden with a large patio. Gate to the side. Paved footpath.

#### Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax

#### Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>42</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 