



1 Heol Yr Odyn, Cardiff, CF5 5QU

£299,500

360 WALK THROUGH TOUR AVAILABLE

Welcome to this charming semi-detached house located in the heart of Caerau, Cardiff. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

The spacious open plan kitchen and dining area is ideal for whipping up delicious meals and creating lasting memories. Parking is a breeze with space for three vehicles, ensuring convenience for you and your guests.

Step outside to discover the enclosed garden, a perfect oasis for hosting gatherings or enjoying some family fun in the sun. The convenient location of this property provides easy access to all amenities, making daily life a breeze.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities that await you in this lovely property on Heol Yr Odyn.

Entrance Hall



Half glazed entrance door, radiator, coved ceiling, staircase to first floor, understairs storage, double doors leading to both lounge and dining room.

Cloaks/WC

WC, wash hand basin, radiator, double glazed door to rear.

Lounge 18'2" x 10'4" (5.55 x 3.15)



Double glazed windows to front and side, french doors leading into rear garden, radiator, coved ceiling, modern fire place with electric fire.

Dining Room



Two double glazed windows to front, radiator, coved ceiling, open plan to kitchen.

Kitchen



Comprehensive range of base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, integral dishwasher, fridge and freezer, radiator, ceiling spotlights, double glazed window to front.

Utility Room 6'3" x 5'5" (1.93 x 1.67)



Stainless steel sink unit, base cupboards, space for washing machine, radiator, ceiling spotlights, half glazed door leading to the rear garden.

First Floor Landing



Double glazed window to rear, storage cupboard, attic access.

Bedroom 1 13'5" x 10'3" (4.09 x 3.14)



Double glazed window to rear, radiator.

Walk In Wardrobe 4'10" x 4'6" (1.49 x 1.38)

An excellent space for storing clothes, shoes etc.

En-Suite Shower Room



Tiled shower cubicle, wc, wash hand basin, radiator, ceiling spotlights, double glazed window to rear.

Bedroom 2 11'1" x 11'0" (3.39 x 3.37)



Double glazed window to front, radiator.

Bedroom 3 13'10" x 9'7" approx (4.23 x 2.93 approx)



Double glazed window to front, radiator.

Bedroom 4 11'0" x 8'0" (3.37 x 2.45)



Double glazed window to front, radiator.

Bathroom/WC



White three piece suite comprising panelled bath, wc, wash hand basin, part tiled walls, radiator, double glazed window to rear.

Outside

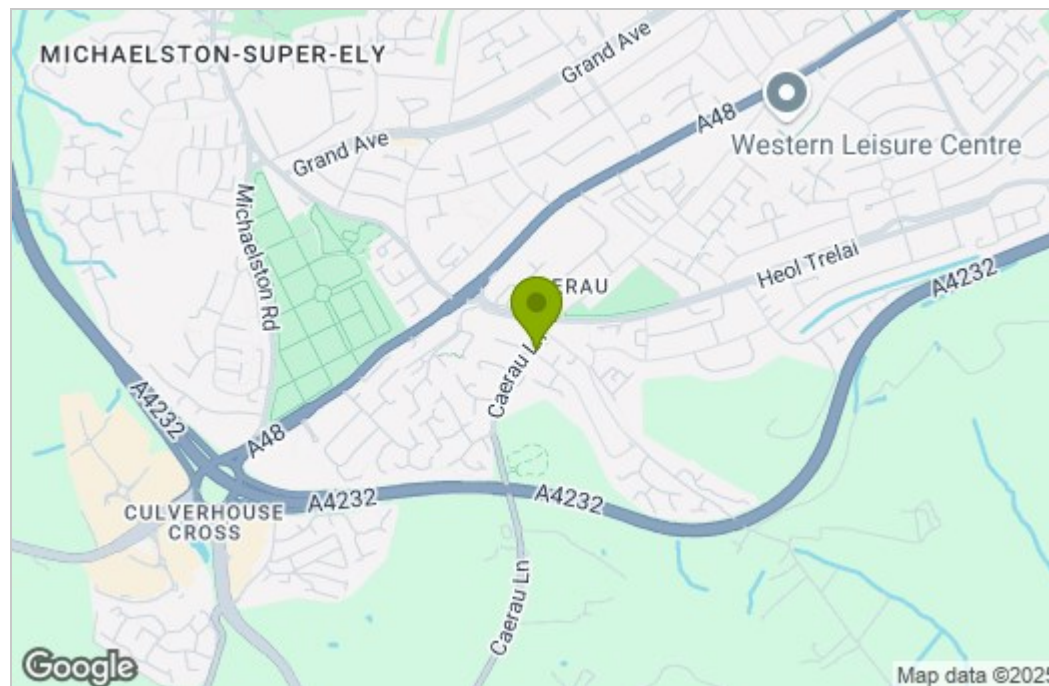


Lawned front garden enclosed by wrought iron fencing.

Brick pavia drive providing off road parking for 2-3 vehicles and giving access to single garage with power and light. Gated access into rear garden.

Paved rear garden with artificial grass seating area and side access into garage.

Area Map



		Current	Potential
Very energy efficient - lower running costs 		78	88
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions 		78	88
Not environmentally friendly - higher CO₂ emissions England & Wales		EU Directive 2002/91/EC	

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