

# 111 Pwllmelin Road, Cardiff, CF5 3QA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£215,000**



End Of Terrace Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM END OF TERRACE \*\* SINGLE GARAGE \*\***  
In need of updating this three bedroom end terrace family home in a convenient location being a short distance from local amenities. Entrance, porch, hallway, lounge, kitchen, dining room, utility room/outbuilding. To the first floor there are three bedrooms and a family bathroom. Gas central heating. Double glazing. Enclosed rear garden. Single garage. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,043 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE

Entered via enclosed gated front garden to front porch. Laid to lawn with shrub borders.

## PORCH

9' 1" x 5' 10" (2.79m x 1.80m)  
Entered via double glazed door with windows to all aspects. Wood flooring. Door to hallway.

## HALLWAY

12' 11" x 5' 10" (3.96m x 1.79m)  
Doors to lounge, dining room and kitchen. Stairs to first floor. Radiator. Two double glazed windows to front.

## LOUNGE

13' 4" x 13' 1" (max)(4.07m x 3.99m)  
Feature fireplace. Radiator. Double glazed sliding doors to rear.

## DINING ROOM

13' 0" x 9' 9" (3.97m x 2.98m)  
Feature fireplace. Radiator. Double glazed door to rear.

## KITCHEN

10' 0" x 8' 0" (3.07m x 2.45m)  
Fitted with base and eye level units incorporating one and half bowl stainless steel sink and drainer with complementary work surfaces. Space for electric cooker, washing machine and tumble dryer. Wall mounted gas central heating boiler. Window to front. Door to utility room.

## UTILITY ROOM/OUTBUILDING

15' 3" x 5' 11" (4.67m x 1.82m)  
Double glazed doors to front and rear garden. Door to WC and storage cupboard.

## FIRST FLOOR

### LANDING

Doors to three bedrooms and bathroom. Double glazed window to front. Airing cupboard.

### BEDROOM ONE

12' 2" x 10' 9" (3.73m x 3.30m)  
Double glazed windows to side and rear aspect. Radiator.

### BEDROOM TWO

12' 11" x 11' 10"(max) (3.94m x 3.61m)  
Double glazed window to rear. Radiator. Fitted wardrobe.

### BEDROOM THREE

8' 2" x 8' 3" (2.51m x 2.53m)  
Double glazed window to front. Storage cupboard. Radiator.

### BATHROOM

5' 7" x 8' 3" (1.72m x 2.53m)  
Low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Double glazed window to front.

### GARDEN

Mainly laid to lawn with mature trees and shrubs.

### SINGLE GARAGE

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GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

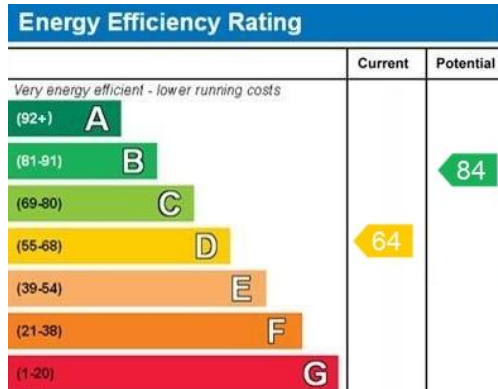


1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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