



32 COWBRIDGE ROAD WEST
CARDIFF CF5 5BS

ASKING PRICE OF
£269,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** NO CHAIN **** A bright and spacious, bay fronted, three bedroom semi detached family home in a sought after location being close to local amenities and transport links. Entrance hallway, bay fronted lounge, spacious sitting room with patio doors to the rear garden, dining room opening to the kitchen. To the first floor are three bedrooms, family bathroom and separate WC. Gas central heating, double glazed windows. Delightful front garden and a long rear garden comprising patio and lawn. No chain. EPC Rating: TBC

PORCHWAY

Covered porchway with Terrazzo flooring.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Radiator.

LOUNGE

13' 11" x 13' 5" (into bay) (4.26 x 4.10)

An excellent sized primary reception with bay fronted window. Feature fireplace. Comicing. Radiator.

SITTING ROOM

18' 6" x 9' 7" (5.65m x 2.93m)

A good sized second reception with patio doors to the rear garden. Feature fireplace with gas fire. Comicing. Radiator.

DINING ROOM

11' 10" x 9' 8" (3.62m x 2.96m)

With two windows to side, ample space for large dining table. Feature fireplace. Comicing. Radiator. Opening to kitchen.

KITCHEN

10' 7" x 9' 6" (3.24m x 2.90m)

Appointed along three sides in light fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Matching range of eye level wall cupboards. Space for fridge freezer. Plumbing for washing machine. Windows to side and rear. Door to rear patio. Tiled flooring. Tiled splash back. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1247 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to spacious landing area. UPVC double glazed stain glass window to front. Access to roof space. Radiator.

BEDROOM ONE

13' 5" x 12' 0" (4.10m x 3.67m)

Overlooking the entrance approach, a good sized primary bedroom. Cornicing. Radiator.

BEDROOM TWO

14' 4" x 9' 7" (4.38m x 2.93m)

Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

9' 2" x 8' 8" (2.81m x 2.66m)

Aspect to rear, a good sized third bedroom. Cupboard housing the 'Ferrolli' combi gas central heating boiler. Radiator.

FAMILY BATHROOM

6' 6" x 5' 2" (1.99m x 1.59m)

Comprising wash hand basin, panelled bath with shower mixer tap. Full wall tiling. Tiled flooring. Obscured glass window to side. Radiator.

SEPARATE WC

Low level suite. Obscured glass window to side. Tiled flooring. Full wall tiling.

OUTSIDE

REAR GARDEN

A long rear garden comprising paved patio leading onto an area of lawn with plants and shrubs to borders. Stone and brick wall boundaries. Rear patio area. Timber gate to side giving side access. Outside tap.

FRONT GARDEN

With paved patio and steps to front door approached via a pedestrian entrance gate and brick wall with entrance pillars. Areas of lawn and inset shrubs. Timber gate giving access to side.



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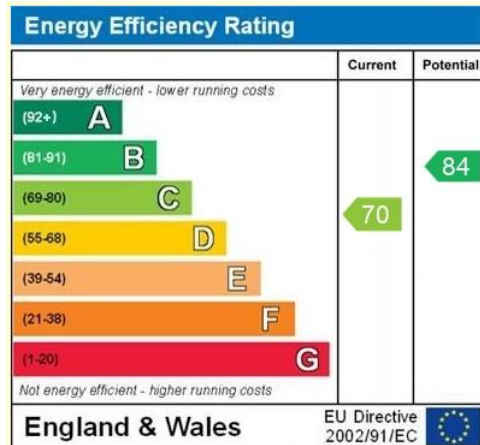
GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 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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