



51 OXFORD STREET
NANTGARW
CARDIFF CF15 7SU

ASKING PRICE OF
£240,000



END TERRACED HOUSE



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**** THREE BEDROOM END TERRACED FAMILY HOME **** A delightful three bedroom end terraced family home situated in a convenient location within Nantgarw, being a short distance from local amenities and the A470 and M4 Motorway. The accommodation briefly comprises; entrance porch, entrance hall, open-plan lounge/dining room, modern fitted kitchen/breakfast room. To the first floor are three bedrooms and family bathroom. Gas central heating, double glazing. Low maintenance rear garden. EPC Rating: F

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,131 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE

Entered via paved patio area to front door. Access to rear of property via side gate.

ENTRANCE PORCH

Entered via uPVC obscure double glazed door, with glazed panel above.

HALLWAY

Entered via uPVC double glazed entrance door. Radiator. Stairs to first floor. Understairs storage area. Doors to lounge/dining room and kitchen/breakfast room.

LOUNGE/DINING ROOM

23' 9" x 14' 10" (7.25m x 4.54m)
uPVC double glazed bay window to front, plus uPVC double glazed patio doors to rear garden. Fitted multi fuel wood burner. Two vertical radiators.

KITCHEN/BREAKFAST ROOM

20' 6" x 9' 10" (6.27m x 3.02m)
uPVC double glazed patio doors to rear garden, plus two uPVC double glazed windows to side. A modern fitted kitchen with a good range of base and eye level units incorporating one and a half sink unit with drainer and mixer tap and complementary work surfaces. Space for Range cooker, fitted extractor hood over. Space for American fridge/freezer, dishwasher, washing machine and tumble dryer. Radiator. Cupboard housing central heating combi boiler.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom.

BEDROOM ONE

12' 10" x 8' 11" (3.92m x 2.73m)
uPVC double glazed window to front. Radiator. Fitted wardrobes to one side with sliding doors.

BEDROOM TWO

12' 3" x 8' 6" (3.74m x 2.60m)
uPVC double glazed window to rear, a second double bedroom. Radiator.

BEDROOM THREE

9' 10" x 7' 7" (3.01m x 2.33m)
uPVC double glazed window to front, a good sized third bedroom. Radiator.

BATHROOM

9' 9" x 9' 7" (2.98m x 2.93m)
uPVC obscure double glazed window to side. Free standing roll top bath. Corner shower cubicle. Low level wc. Two pedestal wash hand basins. Radiator. Airing cupboard with radiator and shelving.

OUTSIDE

REAR GARDEN

Enclosed and good sized rear garden, laid to lawn with several seating areas. Shrub and flower borders. Access to front and rear of property. Rear relaxation area with covered pergola

GARAGE

Double doors accessed via the rear lane. Power and lighting.



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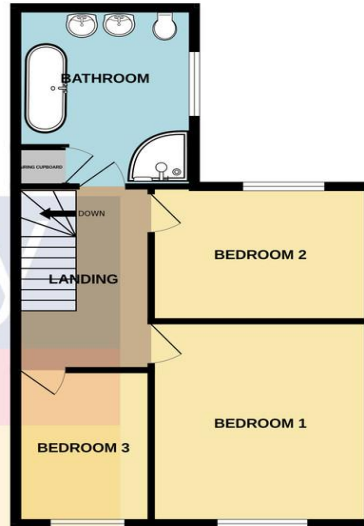


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GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

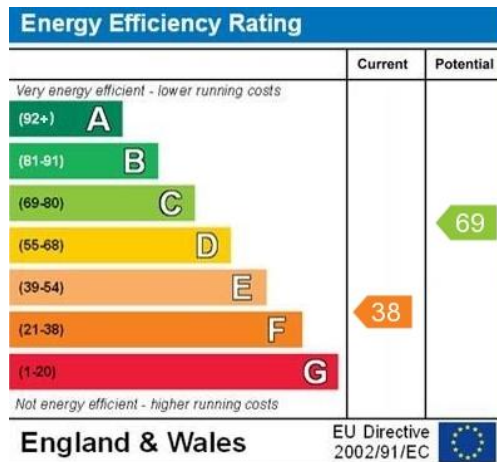


1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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