



97 CAERAU LANE

CARDIFF CF5 5HL

ASKING PRICE OF

£229,950



MID TERRACE PROPERTY



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1



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**** THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME ** SOUTH WEST FACING REAR GARDEN **** A bright, spacious and well presented three double bedroom family home in a convenient location close to local amenities. Entrance hallway with composite entrance door, large hallway storage cupboard, sitting/playroom, spacious lounge, modern fitted kitchen and breakfast room. To the first floor are three double bedrooms and a modern family bath & shower room. Gas central heating. Double glazing. South westerly facing rear garden. Enclosed paved front garden. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1034 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Conveniently situated near a range of local shops and essential amenities. There are excellent transport links providing easy access to the City Centre and surrounding areas and easy access to the M4.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Large storage cupboard. Obscured glass window to front. Laminate flooring. Radiator.

SITTING ROOM/PLAY ROOM

12' 8" x 9' 6" (3.87m x 2.90m)
With large window to front, a versatile reception. Laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM

12' 9" x 9' 11" (max) (3.90m x 3.03m)
A modern fitted kitchen well appointed along three sides in charcoal grey high gloss fronts beneath laminate worktop surfaces. Inset acrylic sink with side drainer. Inset four ring hob with cooker hood above. Integrated oven. Matching range of eye level wall cupboards. Tiled splash back. Ample space for family breakfast table. Tiled flooring to kitchen area and laminate flooring to breakfast area. Upvc double glazed doors to rear garden. Window to rear. Radiator. Door to lounge.

LOUNGE

13' 3" x 11' 7" (4.06m x 3.54m)
With french doors to the rear garden, a good sized reception. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

12' 10" x 11' 1" (3.93m x 3.40m)
Overlooking the entrance approach, a good sized primary bedroom. Built in wardrobe. Built in airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

BEDROOM TWO

13' 5" x 10' 2" (4.09m x 3.10m)
Overlooking the delightful rear garden, a second double bedroom. Radiator.

BEDROOM THREE

11' 10" x 7' 9" (3.63m x 2.37m)
Aspect to front, a third double bedroom. Large built in storage cupboard. Radiator.

FAMILY BATHROOM AND SHOWER ROOM

10' 1" x 6' 2" (3.09m x 1.88m)
Modern white suite comprising low level wc, wash hand basin, large walk in shower cubicle with folding glass screen door, bath with central taps. Tiled splash back. Two obscured glass windows to rear. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

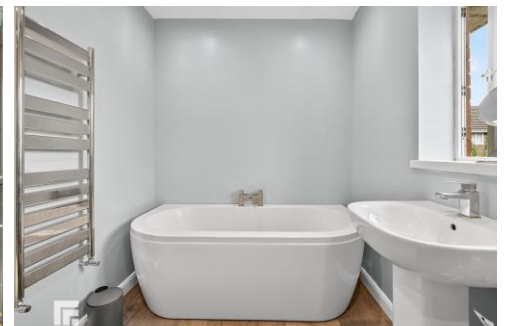
Enjoying a south westerly facing aspect. A delightful rear garden comprising decked relaxation leading to an area of lawn with neat borders of plants and shrubs. Rear paved patio and timber storage shed.

FRONT GARDEN

Hedgerow to front with central entrance gate. Pathway and paved patio.

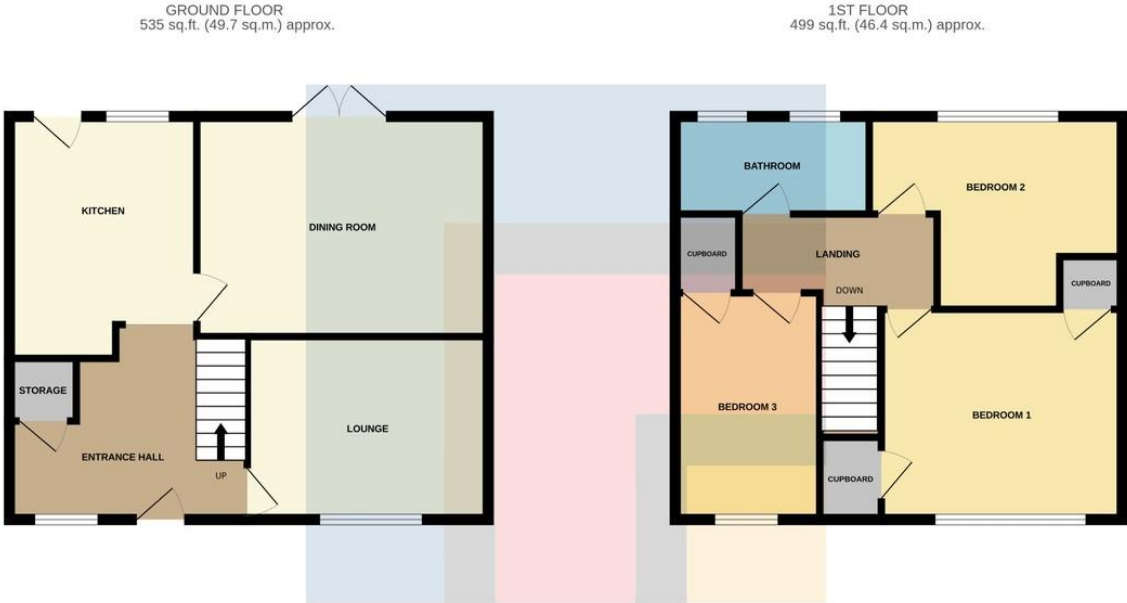


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TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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