



24 HEOL CYNWRIG
CARDIFF CF5 2DB

ASKING PRICE OF
£365,000



END TERRACED HOUSE



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**** BEAUTIFULLY PRESENTED MODERN THREE BEDROOM FAMILY HOME **** A bright and beautifully presented end link 'Afon Teifi' style Redrow built family home, in a popular location being a short distance from transport links and amenities. Entrance hallway, cloakroom, large lounge, spacious kitchen and diner with integrated appliances. To the first floor are three good sized bedrooms, principal with ensuite shower room and a separate family bathroom with bath and shower. Gas central heating, double glazing. Beautifully landscaped lawned rear garden, two car driveway to side. EPC rating: B.

LOCATION

A popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a cafe, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods.

ENTRANCE HALLWAY

Approached via a composite entrance door. Doors to lounge and cloakroom. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Radiator.

LOUNGE

17' 4" x 12' 4" (5.30m x 3.76m)

Overlooking the lawned front garden, a good sized primary reception. Under stairs storage cupboard. Staircase to first floor. Radiator.

KITCHEN AND DINER

16' 0" x 10' 0" (4.89m x 3.06m)

With modern finish matte fronts with chrome bar handles appointed along three sides with laminate work surface above. Inset 1.5 bowl stainless steel sink. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Inset four ring gas hob with curved glass cooker hood above. integrated oven and grill. Ample space for large family dining table. French doors to rear garden. Window to rear. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 945 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler.

BEDROOM ONE

10' 1" x 10' 1" (3.09m x 3.08m)

Overlooking the rear garden, a good sized primary bedroom. Built in wardrobe with sliding doors. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin and shower cubicle with folding shower screen door. Tiled splash back. Electric shaver point. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

9' 0" x 8' 5" (2.76m x 2.59m)

With large window to front, a second double bedroom. Built in wardrobe with sliding mirrored doors. Radiator.

BEDROOM THREE

9' 0" x 7' 3" (2.75m x 2.22m)

Aspect to front, a good sized third bedroom. Radiator.

FAMILY BATHROOM

7' 1" x 5' 6" (2.16m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above. Tiled splash back. Electric shaver point. extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

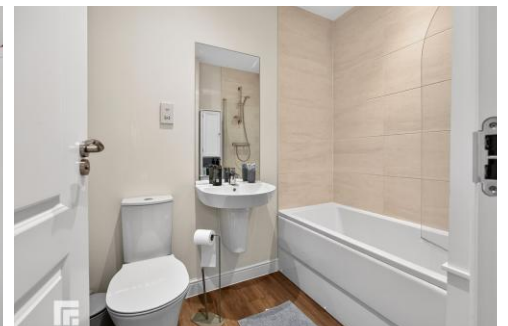
A beautifully landscaped rear garden with wide paved patio with central steps and plant beds leading onto an area of decorative stone relaxation and lawn. Outside tap and electric point. Timber storage shed. Gate to side leading to driveway.

FRONT GARDEN

Lawned front garden with hedgerow border. Paved pathway to front door. Long driveway to side. Electric car charging point.

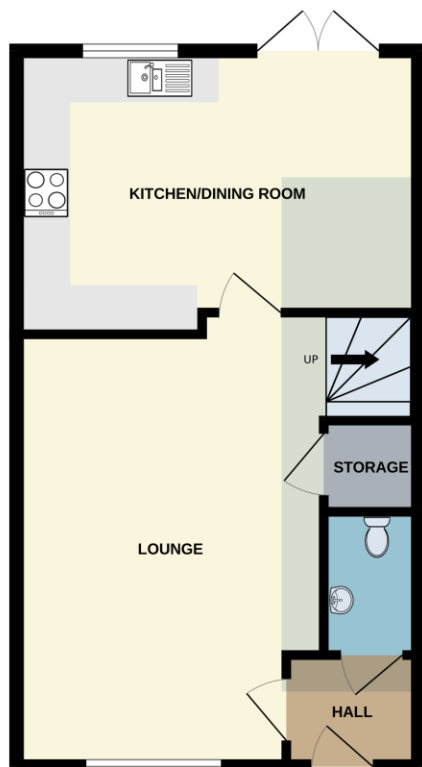


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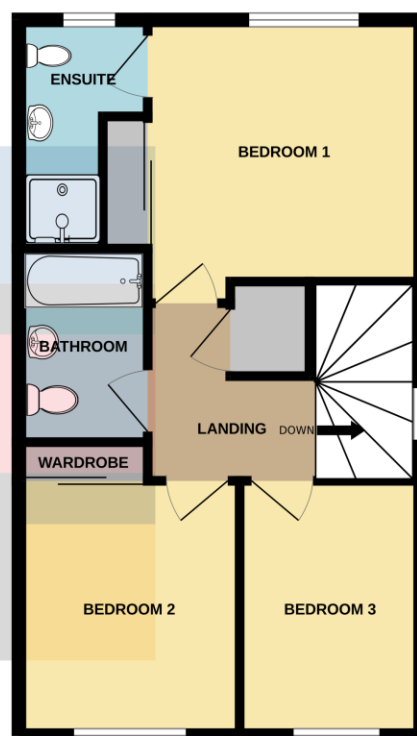


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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

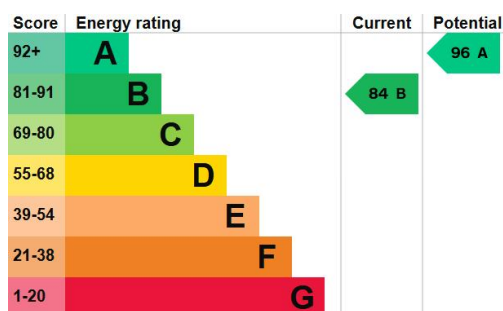


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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