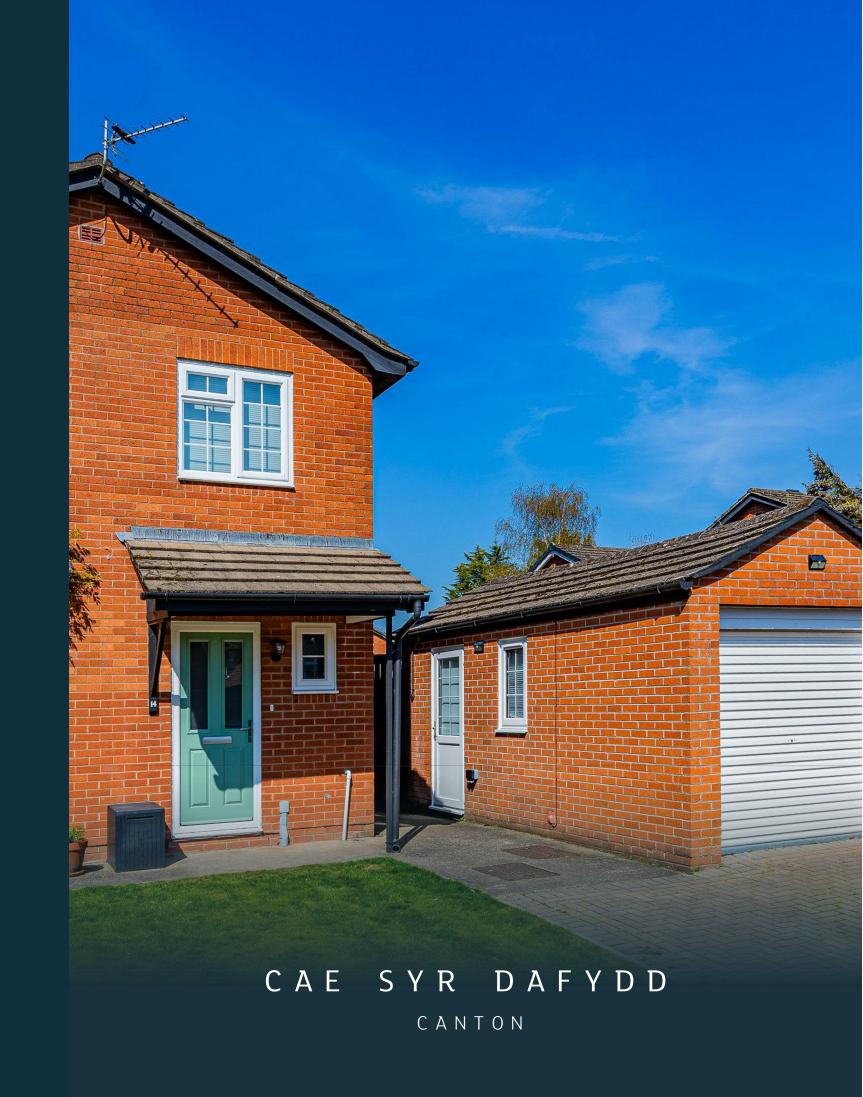
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS

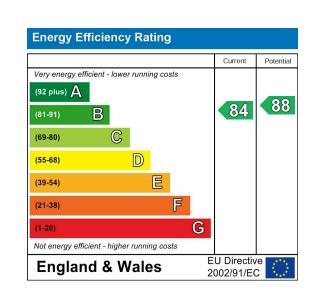


JeffreyRoss











ENTRANCE HALL

WC

8.53m x 1.52m (28 x 5)

bright cloakroom to the front of the property with wash hand basin and low-level wc. tiled floor and splashback.

LOUNGE

3.15m x 4.09m (10'4 x 13'5)

to the front of the property is this goodsized sitting room with walnut laminate floor, useful bespoke bookshelves and a large upvc window to the front. radiator

KITCHEN

28.96m x 3.38m (95 x 11'1)

a stylish open plan kitchen diner, recently refurbished to a high standard, with integrated appliances, and a neff induction hob.

DINING ROOM

2.26m x 3.40m (7'5 x 11'2)

CONSERVATORY

2.57m x 3.76m (8'5 x 12'4)

LANDING

Fully carpeted stairs and landing with an airing cupboard. Loft-access hatch. uPVC window to side.

BEDROOM ONE

2.74m x 4.01m (9 x 13'2)

BEDROOM TWO

3.18m x 2.87m (10'5 x 9'5)

BEDROOM THREE

2.34m x 2.84m (7'8 x 9'4)

BATHROOM

2.11m x 1.70m (6'11 x 5'7)

A light filled, well-equipped bathroom featuring a panel bath with shower over, pedestal basin and low-level WC. Chrome heated towel rail. Fully tiled to walls and floors. Obscured uPVC window to rear.

FRONT GARDEN

A lawned garden with brick-paved driveway for off-street parking in front of the garage, with side access to the rear garden.

DETACHED GARAGE

1.7m l x 2.7 (5'6" l x 8'10")

A multifunctional space, currently used as an office, with underfloor heating, electrics and hard wired internet. to the front of the garage is a fob-operated electric up and over door accessed from driveway for storage.

REAR GARDEN

A paved low maintenance garden with permanent sunshade structure.

SOLAR PANELS

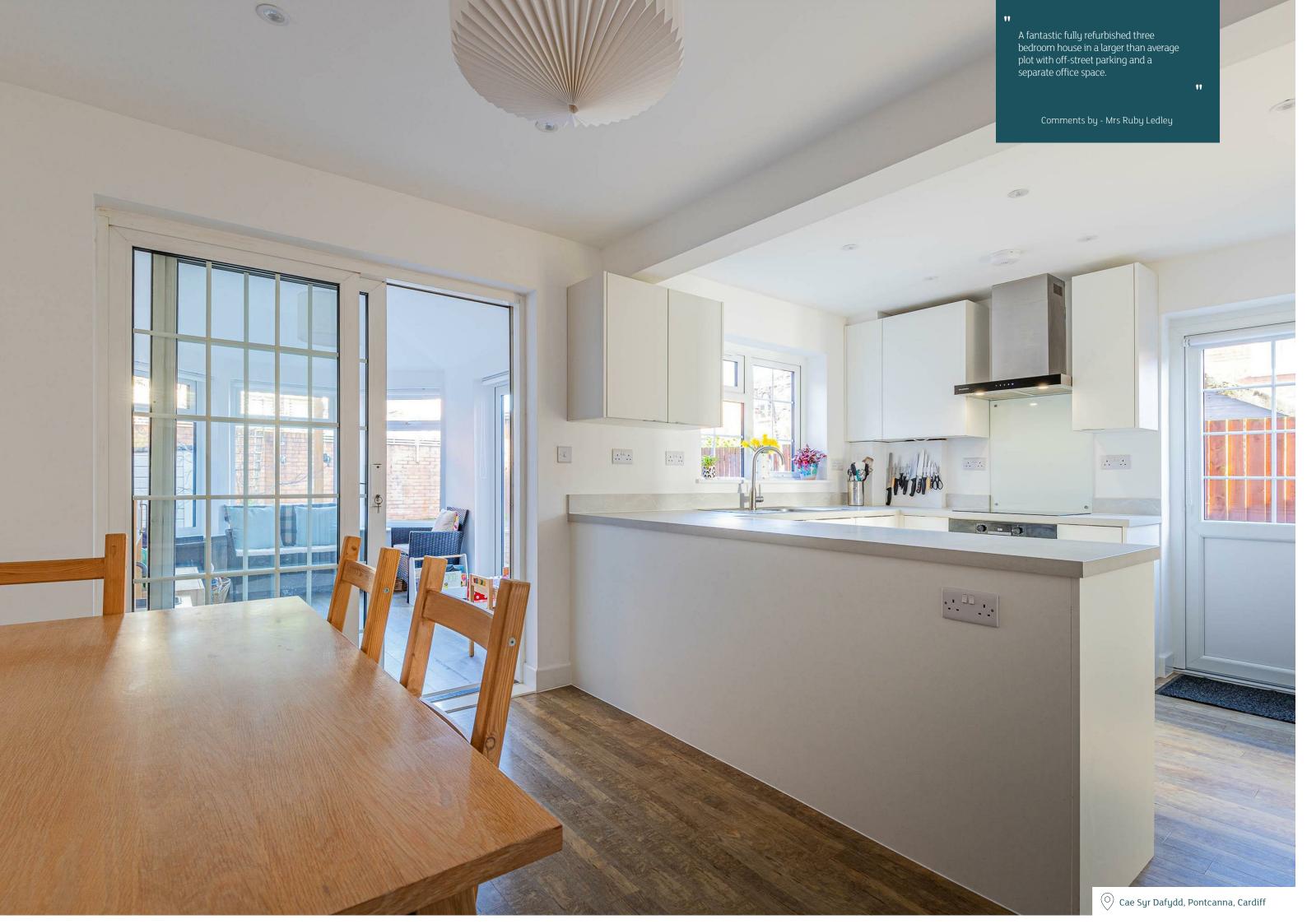
4kw PV panels on the main roof installed in 2011. Further details can be provided on request.

COUNCIL TAX

TENURE

Band F

Freehold but this is to be confirmed by your solicitor.







CAE SYR DAFYDD

CANTON, CF11 9QG - £500,000

3 bedrooms 1 bathroom(s) 1009.00 sq ft

A fantastic opportunity to purchase a recently renovated and extended A fantastic opportunity to purchase a recently renovated and extended three bedroom property with a converted garage and off-street parking, in this ever popular road on the Pontcanna border. This property also benefits from PV solar panels which provide a net income. The house is in a larger than average plot and briefly comprises; Hallway with useful under-stair storage and a WC, a spacious sitting room, an open plan premium kitchen diner equipped with integrated appliances & induction hob, which leads on to a recently refurbished conservatory/family room. Upstairs are three good-sized bedrooms with plenty of storage and a stylish bathroom. To the front of the property is a landscaped garden, and to the rear is a paved garden with a permanent sunshade structure creating an all weather space garden with a permanent sunshade structure creating an all weather space.

PROPERTY SPECIALIST

Mrs Ruby Ledley ruby@jeffreyross.co.uk 02920499680 Valuer

Cae Syr Dafydd, Canton, CRF









