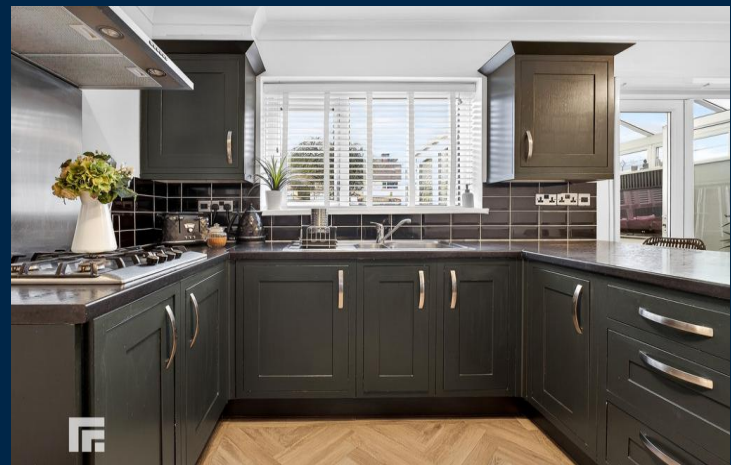




86 CWRT YR ALA ROAD

CARDIFF CF5 5QS

ASKING PRICE OF  
**£290,000**



SEMI-DETACHED HOUSE



3



1



2



2

**\*\* SEMI DETACHED PROPERTY \*\* THREE BEDROOMS \*\* DRIVEWAY \*\*** A semi detached, three bedroom property. Entrance hallway, lounge, kitchen/diner, conservatory, utility room, cloakroom. To the first floor; three bedrooms, and modern family bathroom, second floor loft room with Velux windows. Rear garden with patio, and artificial lawn. Front paved driveway and electric car charger. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: TBC**

**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

Entered via block paved driveway with parking for two cars, to front porch. Gated access to rear garden.

#### PORCH

8' 0" x 4' 1" (2.46m x 1.26m)

Entered via uPVC double glazed door into porch. Windows to front and side. Spotlights. LVT flooring.

#### HALLWAY

9' 10" x 6' 4" (3.00m x 1.94m)

Entered via double glazed wooden front door into hallway. Doors to lounge and kitchen/diner. Stairs to first floor with glass panels. Radiator. uPVC double glazed window to side. LVT flooring.

#### LOUNGE

14' 6" x 12' 5" (4.43m x 3.79m)

uPVC double glazed window to front. Radiator.

#### KITCHEN/DINER

18' 1" x 10' 11" (5.52m x 3.35m)

The kitchen is fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces and breakfast bar. Fitted electric double oven and gas hob with extractor hood over. Integrated washer/dryer. Space for fridge/freezer. Tiled splash backs. Luxury vinyl tile (LVT) flooring. Radiator. Open plan to dining area with double French patio doors to conservatory. Door to utility room.

#### UTILITY ROOM

12' 2" x 10' 2" (3.71m x 3.10m)

An L-shaped utility room with doors to WC and storage room. Space for tumble dryer. Radiator. LVT flooring. uPVC external doors to front and side leading to garden. Light and power.

#### CLOAKROOM

4' 5" x 2' 11" (1.37m x 0.89m)

Low level WC and wall mounted wash hand basin. Panelled walls. Wall mounted gas central heating boiler. Window to side.

#### STORAGE CUPBOARD

6' 0" x 6' 0" (1.85m x 1.84m)

uPVC double glazed window to rear.

#### CONSERVATORY

10' 6" x 8' 7" (3.22m x 2.63m)

uPVC double glazed windows to all aspects with French patio doors to side. Radiator. LVT flooring.

#### FIRST FLOOR

##### LANDING

Doors to three bedrooms and bathroom. uPVC double glazed window to side.

##### BEDROOM ONE

11' 10" x 10' 10" (3.63m x 3.32m)

Built in wardrobes. uPVC double glazed window to front. Radiator.



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## BEDROOM TWO

14' 7" x 8' 8" (4.47m x 2.65m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

6' 7" x 5' 6" (2.01m x 1.70m)

A modern suite comprising vanity enclosed wash hand basin and low level WC, panelled bath with mixer shower over and glass screen. Fully tiled walls. uPVC double glazed window to side. Radiator. Extractor fan.

## BEDROOM THREE

9' 2" x 7' 10" (2.81m x 2.39m)

uPVC double glazed window to front. Radiator. Staircase to second floor.

## SECOND FLOOR LOFT ROOM

21' 5" (max)x 13' 2" (max)(6.54m x 4.03m)

Double glazed Velux windows to front and rear. Storage into eaves.

## OUTSIDE

### REAR GARDEN

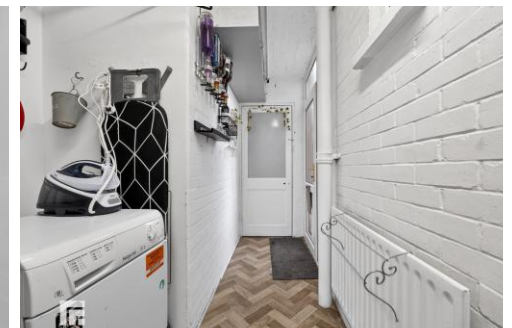
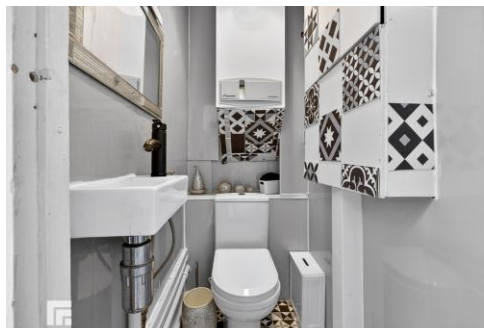
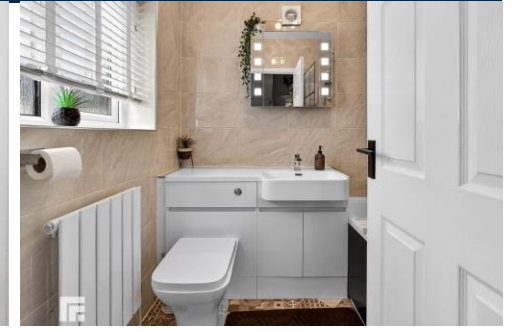
A spacious, landscaped rear garden mainly artificial lawn with paved patio. Boundary fence. Outside power points. Hot and cold water taps.



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EPC AND FLOORPLAN TO FOLLOW

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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