







23 ARUNDEL PLACE, CARDIFF, CF11 8DP

£300,000

A fantastic opportunity to purchase this appealing property located in Cardiff. A generously proportioned, three bedroom, mid terrace property. Offering bright and versatile accommodation with three downstairs reception rooms and conservatory, together with off-road parking for two vehicles and enclosed rear garden.

The ground floor offers an entrance hall with downstairs WC, three spacious reception rooms, conservatory and well proportioned modem kitchen with a good range of wall and base units, space for appliances, oven, hob and extractor fan.

To the first floor are three well-sized bedrooms, with the principal bedroom benefiting from an ensuite shower room, there is also a separate family bathroom with shower over bath, low level WC and wash hand basin.

ENTRANCE HALLWAY WITH DOWNSTAIRS WC

Entrance hallway with downstairs WC located to the left and direct access to the reception room via double doors on the right.

RECEPTION ONE

16'05 x 7'08 max (5.00m x 2.34m max)




Spacious reception room providing extra space for comfortable family living.

RECEPTION TWO

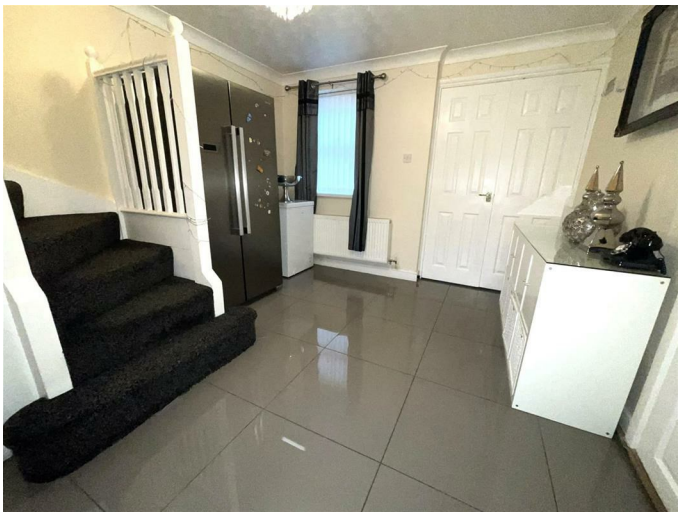
12'08 x 10'07 max (3.86m x 3.23m max)




Generous reception room with direct access to the conservatory via sliding doors.

RECEPTION THREE

12'10 x 10'03 max (3.91m x 3.12m max)



Third spacious reception room in the centre of the ground floor.

CONSERVATORY

9'01 x 9'0 max (2.77m x 2.74m max)



Bright and airy conservatory situated off the second reception room, currently used as a dining room, with direct access to the rear garden via French doors.

KITCHEN

10'04 x 10'02 max (3.15m x 3.10m max)




Well apportioned and modern kitchen with plenty of cupboard storage and space for appliances, along with integrated oven, gas hob and extractor fan. There is also direct access to the rear garden.

BEDROOM ONE WITH ENSUITE

10'11 x 10'03 max (3.33m x 3.12m max)





Spacious double bedroom with built in storage, window overlooking the rear garden and ensuite shower room with vanity sink unit, low level WC and separate shower cubicle.

BEDROOM TWO

10'11 x 10'03 max (3.33m x 3.12m max)



Spacious double bedroom with front facing window.

BEDROOM THREE

8'11 x 8'08 max (2.72m x 2.64m max)



Third double bedroom with front facing window.

FAMILY BATHROOM

7'11 x 4'09 (2.41m x 1.45m)





Well sized family bathroom with shower over bath, wash hand basin and low level WC.

OUTSIDE SPACE



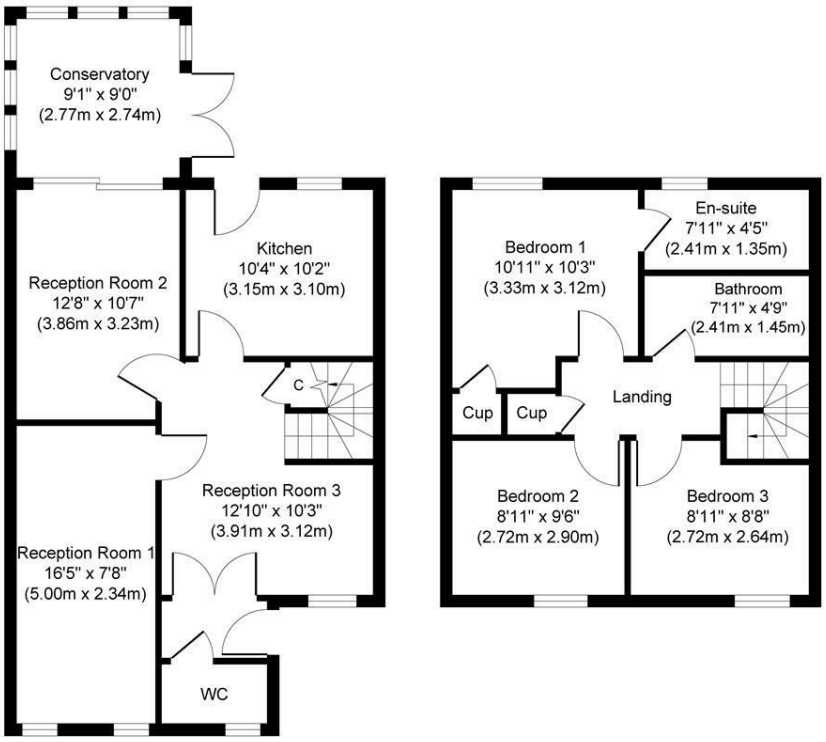




Externally, the property benefits from a private rear garden with paved section- perfect for garden furniture, ample sized lawn and excellent storage shed.

The front of the house benefits from a driveway, providing off road parking or two vehicles.

FLOOR PLAN

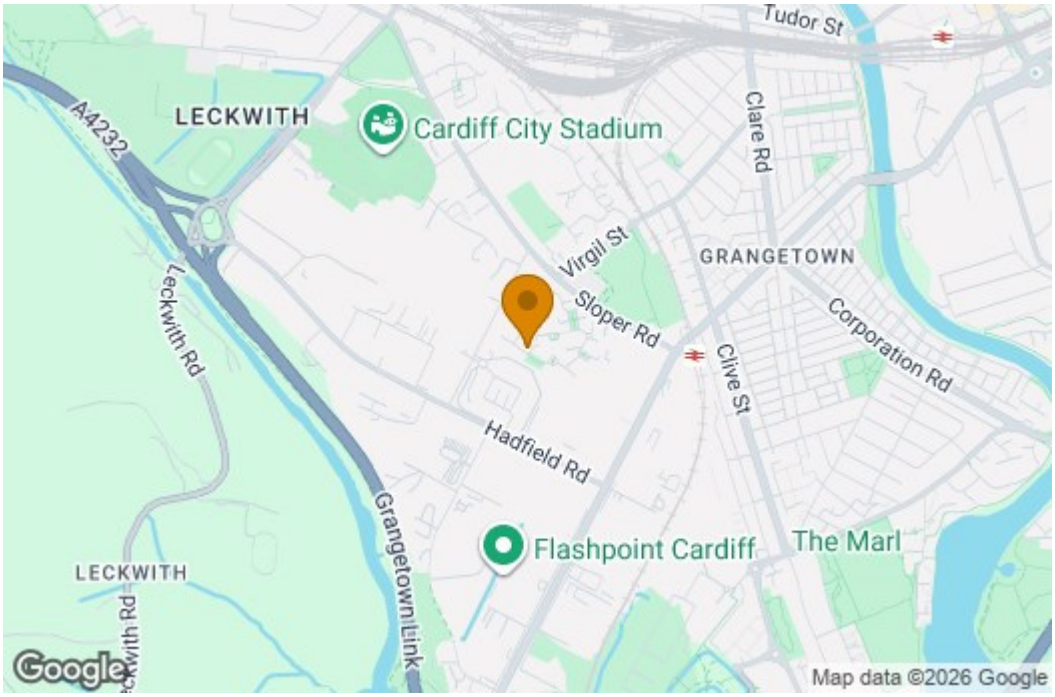


Ground Floor
Approximate Floor Area
622 sq. ft
(57.78 sq. m)

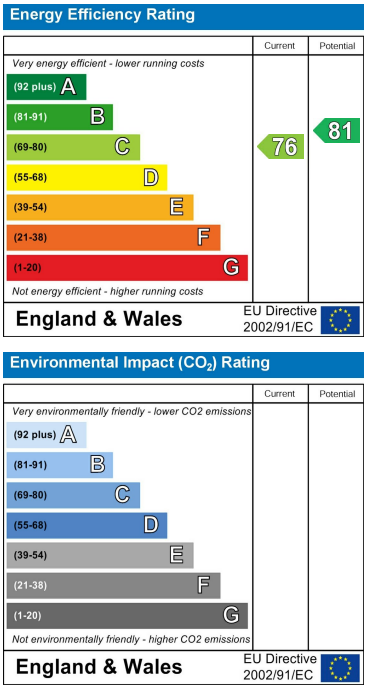
First Floor
Approximate Floor Area
439 sq. ft
(40.80 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AREA MAP



ENERGY EFFICIENCY GRAPH



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