



## 30 Vista Rise, Cardiff

£275,000 Freehold

Semi Detached Property. Extended To The Rear · Three Bedrooms · Family Lounge, Open Plan Kitchen/Dining/Family Room · Rear Garden, Driveway, Single Garage · EPC Rating: D

### **Porch/Hallway**

Entered via a UPVC door. Tiled flooring. Radiator. Obscured glass UPVC window to front. Door to lounge. Stairs to first floor.

### **Lounge**

14' 10" x 11' 6" (4.51m x 3.50m)

A good sized family lounge. Wooden mantel piece with electric fire and hearth. UPVC window to front. Laminate flooring. Radiator. Door to kitchen/ dining/ family room.

### **Kitchen/Dining/Family Room**

21' 6" x 12' 11" (6.55m x 3.94m)

Appointed along three sides, high and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, space for cooker and space for dishwasher. Tiled splashbacks. Tiled flooring. Understairs storage cupboard. Archway through to dining/family area. Cupboard and worktop to one side. Plumbing for washing machine and space for tumble dryer. Wooden flooring. Radiator. Window through from kitchen area. Two 'VELUX' windows. Double French doors into rear garden. Door to WC.

### **WC**

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Continuation of wooden flooring. Obscured glass window to rear.

### **First Floor Landing**

Built in storage cupboard. Access to loft. Doors to all ro

### **Bedroom One**

11' 10" x 8' 8" (3.61m x 2.63m)

A good sized bedroom. Built in sliding door mirrored wardrobes to one side. UPVC window to front.

### **Bedroom Two**

11' 8" x 8' 3" (3.56m x 2.51m)

A second double bedroom. Radiator. UPVC window to rear.

### **Bedroom Three**

8' 11" x 5' 11" (2.73m x 1.81m)

A third bedroom. Radiator. UPVC window to front.

### **Family Bathroom**

6' 4" x 5' 5" (1.94m x 1.65m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and hand held shower. Electric 'Triton' shower over bath. Part tiled walls. Radiator. Extractor fan. Obscured glass window to rear.

## REAR GARDEN

Bordered by a timber fence with paved patio area. Two timber sheds. Timber gate to side for access.

## GARAGE

Single garage with up and over door.



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