



## 27 Knightswell Road, Culverhouse Cross, Cardiff, CF5 4RT

Price Guide £290,000

- A lovely extended Freehold semi-detached house. Some updating required.
- Open-plan kitchen/diner with centre arch.
- Front and rear gardens of good size.
- Gas central heating. Double-glazed.
- Front sitting room and extended living room.
- 3 bedrooms of good size, 2 with built-in wardrobes.
- Garage and off-road parking.

# 27 Knightswell Road, Cardiff CF5 4RT

In an elevated position in a popular residential area on the west side of the city is this delightful, extended Freehold semi-detached house that requires some updating but offers excellent family-size accommodation. It has gas central heating from a combi boiler in the kitchen, and there are thermostat-controlled radiators virtually throughout. The property is also double-glazed. Features include a spacious pleasant front room that opens into an extended living room, an open-plan kitchen/diner, and three bedrooms of good size, with two having wall-to-wall built-in wardrobes. The property is the right-hand one of a pair of semi-detached houses, built around 1960, and constructed with mainly painted cement-rendered elevations and with some facing brickwork, beneath a pitched concrete tiled roof. To the front, there is a crazy paved garden with established shrubbery, and a beautiful magnolia tree. A concrete driveway provides off-road parking, and wrought iron gates open to the further side driveway, leading to the garage at the rear. There is a garden of good size at the rear with a garden pond. The Council Tax Band is E. The EPC rating is D. Natural Resources Wales considers the flood risk in the area as 'very low'.

Culverhouse Cross is a residential area approximately six miles from the city centre but is known primarily for its excellent and wide-ranging commercial and retail facilities. It serves as a significant shopping destination with various retail parks and stores, that include Marks & Spencer, B&Q, Tesco Extra and Boots attracting visitors from the surrounding areas. The area is strategically located at the junction of several major roads, making it easily accessible for commuting into Cardiff, Penarth and Barry, or for access on to the main trunk roads into and out of the city. The M4 is only a short drive away via the A4232 link road.



Council Tax Band: E



### **Entrance Hall**

A lovely hallway accessed via a double-glazed front door with glazed side screen. Curtain pole. Central heating radiator. Coved ceiling. Double-glazed side window with fitted roller blind. Smoke alarm. Parquet wood block flooring. Stairs rising to the first floor. Under-stairs storage/cloaks cupboard. Power point. Central heating thermostat control.

### **Cloakroom/WC**

With a white low-flush WC. Corner wash hand basin with blue-tiled splashback. Central heating radiator with thermostat. Double-glazed casement window. Fluorescent light fitting. Coved ceiling. Ceramic tile flooring.

### **Front Room**

11'10" x 11'11" approx. max.

A well-proportioned reception room featuring double-glazed, uPVC framed picture and casement windows to the front. Fitted Venetian blind and curtain pole. Coved ceiling. Parquet wood block flooring. Central heating radiator with thermostat. Chimney breast recess with tiled hearth and black wood surround. Alcove shelving. 2 wall light connections. Five power points. Door to the hall. Glazed Georgian-style double doors lead into the living room.

### **Living Room**

22'0" x 10'10" approx. max.

A spacious extended reception room with double-glazed uPVC sliding patio door and side-screen opening to the rear garden. Curtain pole and rings. Central heating radiator with thermostat. Coved ceiling. Feature stone fireplace and chimney-breast wall with matching side shelves. Telephone point. Six power points. Door to hall.

### **Kitchen**

9'8" x 9'7" approx. max.

With a range of white units with beech-style trim and light beige worktops comprising of floor cupboards and drawers. Wine rack. Polycarbonate sink top with chrome mixer tap. Fitted wall cupboards. Plumbing for washing machine and dishwasher. Electric cooker point. Dark green ceramic tile splashbacks to the work tops. Open shelving. Double-glazed picture and

casement windows overlook the garden. Fitted roller blind. Ceramic tile flooring. Double-glazed door to side driveway. Six power points. Open archway to the kitchen.

### **Dining Area**

8'1" x 9'7" approx. max.

Dining Area. Double-glazed uPVC framed side window with roller blind. Wall-mounted IQe combi gas-fired central heating boiler. Central heating radiator with thermostat. Dado rail. Ceramic tile flooring. Central heating timer control. Four power points. Coved ceiling. Door to the hall.

### **Landing**

A balustraded dog-leg staircase with handrail and panelled return rises to the landing. Double-glazed side window with roller blind. Pull-down aluminium ladder access to the loft. Power point

### **Front Bedroom No.1**

9'11" + 1'11" wardrobe x 11'11" approx. max.

A comfortable double bedroom with double-glazed uPVC picture and casement windows to the front with fitted Venetian blind. Wall-to-wall range of built-in wardrobes with mirror-doored central unit. Drawers, hanging and shelved space. Coved ceiling. Laminate flooring. Central heating radiator with thermostat. Power points. Ceiling fan/light fitting.

### **Rear Bedroom No.2**

8'8" + 1'11" wardrobe x 11'4" approx. max.

Once again, a lovely double bedroom. Double-glazed uPVC picture and casement window with fitted Venetian blind and having elevated views. Coved ceiling. Central heating radiator with thermostat. Wall-to-wall range of built-in wardrobes including mirrored doors, and sliding centre doors opening to drawers, hanging space and shelving. Laminate flooring. Power points.

### **Rear Bedroom No.3**

9'9" x 8'0" approx. max.

Once again of good size. Double-glazed uPVC picture and casement window with fitted Venetian blind. Curtain pole. Coved ceiling. Laminate flooring. Central heating radiator with thermostat. Glass-fronted shelved wall cupboard. Power points.

## Bathroom

Fitted with a pale green suite comprising of a panelled bath. Pedestal wash hand basin. Low-flush WC. Shower cubicle with white base and Triton Opal electric shower. Shower curtain and rail. Part tiled walls with decorative tiling. Further tiling to shower area. Coved ceiling. Double-glazed window with Venetian blind. Central heating radiator with thermostat. Wall shelf. Vinyl flooring.

## Rear Garden

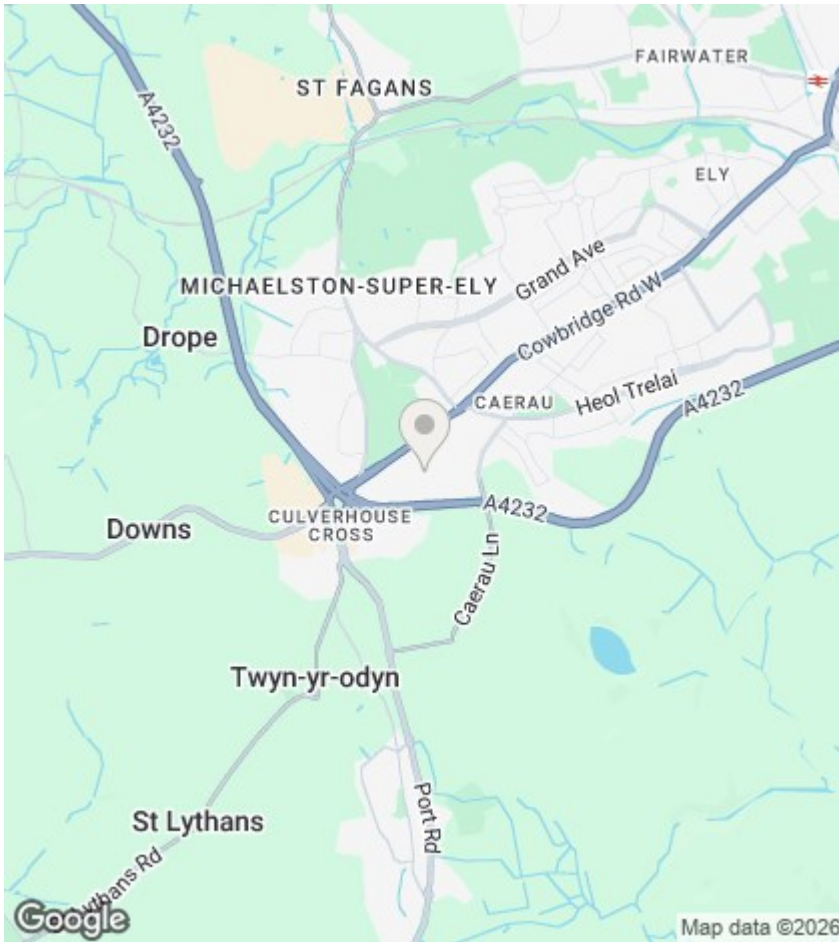
A pleasant and well-proportioned rear garden. Side access from the drive. Paved patio area and an area to lawn. Well-stocked flower and shrub borders. Garden pond. Additional rear patio and rockery. Timber screen fencing. Outside cold water tap.

## Garage

A driveway accesses a garage of concrete sectional construction with a corrugated asbestos sheet roof. Metal up-and-over door. Power and lighting. Double-glazed side door and windows. Access from the garden.







## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

