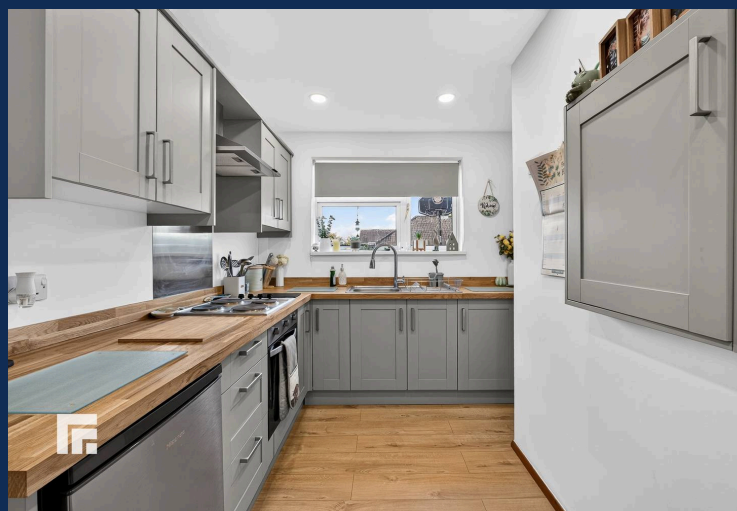




2c Maple Road, Cardiff

£325,000 Freehold

A well presented, four bedroom semi detached property in a popular Fairwater location. Entrance porch, welcoming hallway, lounge, modern kitchen, dining room and utility room. To the first floor; primary bedroom, second double bedroom, family bathroom and third bedroom. To the second floor a fourth bedroom. Block paved driveway. Large rear garden. EPC Rating: D

Council Tax band: D

Tenure: Freehold

Porch

Sliding doors. Wall light. Tiled flooring. Door in

Hallway

A welcoming hallway. Wooden flooring. Radiator. Opening into kitchen. UPVC window to side. Stairs to first floor.

Lounge

13' 9" x 12' 8" (4.20m x 3.87m)

A good sized family lounge. Two radiators. Laminate flooring. Electric fireplace. UPVC bay window to front.

Kitchen

11' 11" x 9' 5" (3.62m x 2.88m)

Appointed along three sides, eye and low level cupboards beneath solid oak work surfaces, stainless steel sink with chrome mixer tap and side drainer, integrated four ring ceramic hob, extractor hob, integrated oven and space for low level fridge. Wooden effect laminate flooring. Radiator. UPVC window to rear. Doors to WC and utility Room.

Cloakroom

4' 11" x 4' 4" (1.49m x 1.33m)

White suite; low level WC, wall hung wash hand basin with twin chrome taps. Tiled walls and flooring. Obscured glass window into utility room.

Utility

16' 3" x 6' 0" (4.95m x 1.82m)

Appointed along one side, eye and low level cupboards. Space for freezer, space for tumble dryer and plumbing for washing machine. Radiator. UPVC window and door to front. Obscured glass window and door into rear garden.

Dining room

12' 8" x 10' 4" (3.85m x 3.15m)

A good sized dining room. Radiator. Wooden floor. Single French door with side windows opening into the rear garden.

First Floor Landing

Spotlights. Doors to all rooms. Wooden stair case to second floor.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.39m)

A well presented master bedroom. Built in wardrobe housing combi boiler. Radiator. Window to rear.

Bedroom Two

11' 0" x 10' 10" (3.35m x 3.30m)

A second double bedroom. Built in wardrobes to one side. Radiator. Window to front.

Second Floor Landing

Three Velux windows. Door to bedroom.

Bedroom Four

12' 8" x 12' 2" (3.85m x 3.72m)

A double bedroom. Eaves storage. Radiator. Spotlights. Velux windows to front and rear.

Bedroom Three

8' 10" x 8' 5" (2.70m x 2.56m)

A third bedroom. Radiator. Window to rear.

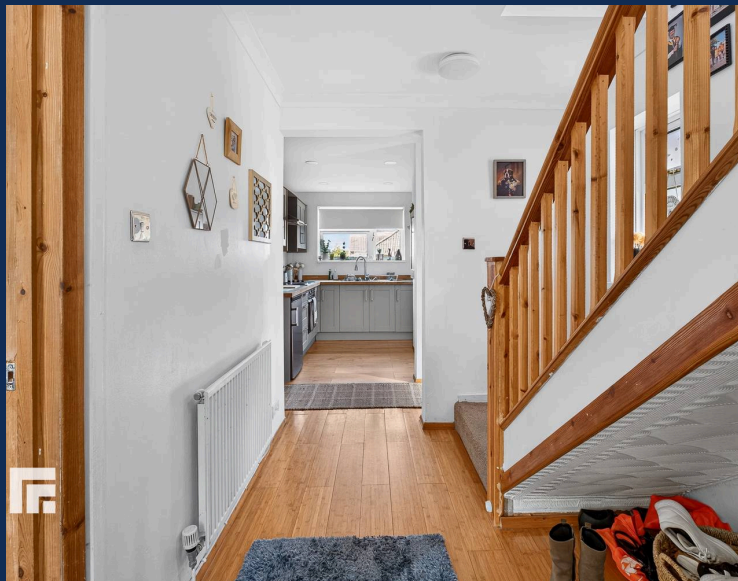
Family Bathroom

6' 2" x 5' 5" (1.89m x 1.66m)

White suite; combined low level WC with wash hand basin and chrome mixer tap. Black countertop and vanity units. Bath with chrome mixer tap and dual headed chrome shower. Chrome heated towel rail. Tiled flooring. Obscured glass window to side.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





FRONT GARDEN

Block paved driveway. Door to side through to utility room for access to rear garden.

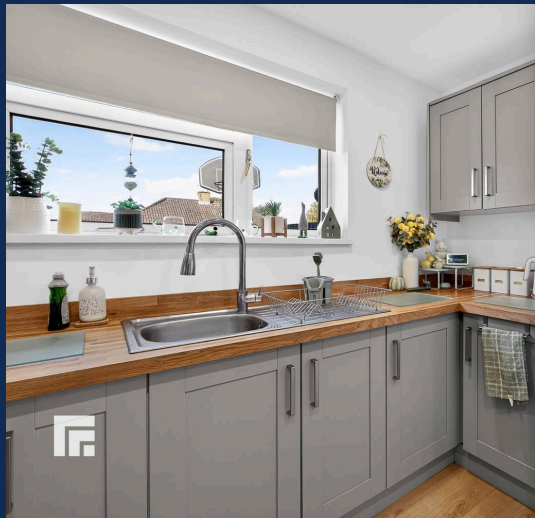
REAR GARDEN

An impressive, large rear garden. Paved patio with steps leading down to a decorative stone and lawn area. Stoned pathway leading to artificial lawn seating area and decked seating area. Space for storage sheds. Bordered by a timber fence and brick wall. Outside tap. Outside light.

DRIVEWAY

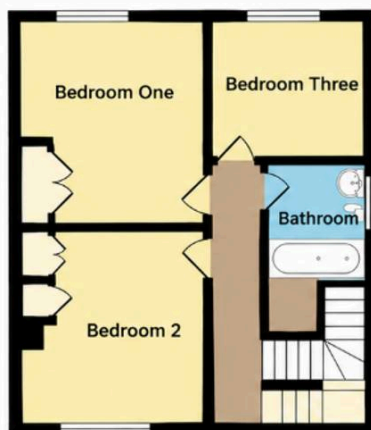
3 Parking Spaces

Block paved driveway with parking for up to three vehicles side by side.





Ground Floor



First Floor



Second Floor

RADYR 029 2084 2124

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



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