

**Dalmuir Road, Tremorfa Cardiff CF24 2PW**

**welcome to**

## **Dalmuir Road, Tremorfa Cardiff**

No Onward Chain! A well-located three-bedroom mid-terraced home in Tremorfa, close to local amenities, Cardiff City Centre and the A48/M4. Lounge, open-plan kitchen/diner, enclosed rear garden, off-street parking and double glazing. Viewing highly recommended.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, laminate flooring, understairs pantry with double glazed window to side and access to:

#### **Lounge**

13' 2" Max x 10' 8" Max ( 4.01m Max x 3.25m Max )  
Double glazed bay window to front aspect with fitted blinds, radiator, laminate flooring, spotlights and original fireplace.

#### **Kitchen/ Diner**

19' 5" Max x 10' 9" Max ( 5.92m Max x 3.28m Max )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, spotlights, laminate flooring with underfloor heating, shelved alcoves, fitted cupboard, original fireplace, upright radiator, double glazed window to rear aspect and double glazed French doors providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch, laminate flooring and doors providing access to:

#### **Bedroom One**

11' 7" Max x 10' 5" Max ( 3.53m Max x 3.17m Max )  
Double glazed window to rear aspect, radiator, spotlights, original fireplace and built in wardrobes.

#### **Bedroom Two**

10' 8" Max x 9' 7" Max ( 3.25m Max x 2.92m Max )  
Double glazed window to front aspect, radiator, spotlights, laminate flooring and original fireplace.

#### **Bedroom Three**

12' 5" Max x 9' 6" Max ( 3.78m Max x 2.90m Max )  
Two double glazed windows to front aspect, radiator, laminate flooring, ceiling with suspended feature and spotlights and U shaped around bulkhead for stairs.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring, tiled walls, extractor fan, spotlights, heated towel radiator and double glazed window to rear aspect.

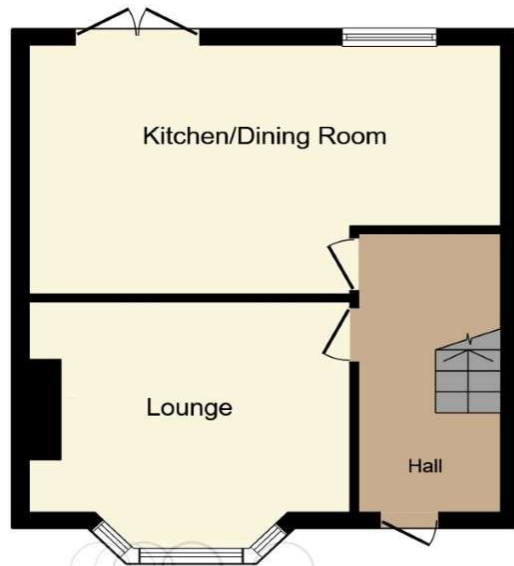
### **Outside**

#### **Front**

Drive providing off street parking. Please note that there is no dropped kerb.

#### **Rear Garden**

Gated shared gully side access, area laid to lawn, concrete area, planted beds, footpath and brick built storage.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Dalmuir Road,**  
**Tremorfa Cardiff**

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Fitted Kitchen Area/Dining Area
- First Floor Shower Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£240,000**



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