



## 189 Caerau Lane, Cardiff

£320,000 Freehold

**FOUR BEDROOM LINK SEMI DETACHED FAMILY HOME** LARGE DRIVEWAY AND GARAGE \*\* A well presented and spacious four bedroom link semi detached family home in a convenient location. Entrance hallway, cloakroom, lounge, dining room with French doors to the rear garden, modern fitted kitchen. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating (combi boiler fitted Dec 2024). Double glazing. Paved patio and lawned rear garden. Long and wide Keyblock driveway leading to the garage. EPC Rating: C

Council Tax band: D

Tenure: Freehold

### **Entrance Hallway**

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor with under stairs recess. Quality laminate flooring. Radiator.

### **Cloakroom**

Comprising low level WC and wash hand basin.

### **Lounge**

12' 10" x 11' 3" (3.92m x 3.44m)

With window to front, a good sized primary reception. Quality laminate flooring. Radiator. Opening to dining room.

### **Dining Room**

9' 5" x 9' 3" (2.87m x 2.75m)

With French doors to the rear garden, ample space for large family dining table. Quality laminate flooring. Radiator.

### **Kitchen**

11' 6" x 8' 6" (3.50m x 2.59m)

Quality modern fitted kitchen well appointed along three sides in woodgrain effect panelled fronts with chrome bar handles beneath marble effect laminate worktops. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Concealed combi gas central heating boiler (fitted December 2024). Quality laminate flooring. Door to side. Window to rear. Radiator.

### **First Floor Landing**

Approached via a quarter turning staircase leading to the first floor landing. Over stairs storage cupboard. Access to roof space.

### **Bedroom One**

12' 7" x 11' 5" (3.84m x 3.49m)

Overlooking the rear garden, a good sized primary bedroom. Open wardrobe space with hanging rail. Radiator. Door to ensuite. (Max Width)

### **Bedroom Two**

14' 5" x 10' 2" (4.40m x 3.10m)

An excellent sized second double bedroom with aspect to front and rear. Radiator.

### **Bedroom Three**

11' 5" x 9' 11" (3.49m x 3.02m)

Overlooking the front, a further double bedroom. Radiator.

### **Bedroom Four**

12' 2" x 10' 8" (3.72m x 3.24m)

Aspect to front. Radiator.

### **Family Bathroom**

6' 6" x 6' 1" (1.98m x 1.85m)

White suite comprising low level wc, wash hand basin and panelled bath with shower mixer tap. Wall tiling to splash back areas. Obscured glass window to rear. Radiator.





### REAR GARDEN

A delightful rear garden with paved patio and area of lawn. Enclosed by timber fencing with timber gate giving access to driveway. Door to garage. Outside tap. Outside garage.

### FRONT GARDEN

Area of artificial lawn and paved pathway to front with metal rail fencing.

### GARAGE

Single Garage

Divided into two rooms with the front being storage with up and over access door from the driveway. Door to rear room providing games room or other storage uses if needed. Power and lighting. ( Measurements 5.74 x 2.75 overall )



