



£295,000 Freehold

Armoury Drive | Cardiff | CF14 4NP



Welcome to this charming mid-town house located on Armoury Drive in Cardiff! Situated in a convenient location, this house is close to amenities such as supermarkets and bus links, making daily errands a breeze. The University Hospital of Wales is also nearby, providing easy access for medical professionals or those seeking healthcare services. The property is also walking distance to Ton Yr Ywen Primary School.

This delightful property boasts a light reception room, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and three bathrooms, there is plenty of space for everyone to enjoy. One of the standout features of this property is the off-street parking available, along with an integral garage, ensuring that parking will never be an issue for you or your guests. Whether you're a growing family or someone who loves to host friends and family, this house offers the perfect blend of comfort and functionality.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you at this lovely Cardiff property on Armoury Drive!



### Entrance Hall

Door to front, radiator, laminate flooring, cloak cupboard. Door through to the integral garage. Further storage cupboard housing the water tank. Doors to utility, third bedroom and shower room.

### Shower Room

Shower cubicle with fitted shower, tiled enclosure, folding glass door. Pedestal wash hand basin, close coupled WC, radiator. Laminate flooring. Extractor fan.

### Utility 7'9 x 5'6

Door access to the rear garden, radiator, base units, stainless steel

sink unit. Space and plumbing for washing machine, space for tumble dryer, cupboard housing the boiler.

### Bedroom Three 8'6 x 8'2

Double glazed window to the rear, radiator, laminate flooring.

### Integral Garage

Integral garage accessible from hallway, up and over door to the front. Power and light.

### First Floor Landing

Stairs from the entrance hall, fitted carpet, stairs to the second floor. Door through to lounge and door to kitchen diner.

### Lounge 17'8 max narrowing to 12'7 x 15'1 max

Two double glazed windows to the front, two radiators, fitted carpet. Electric fire with surround and hearth.

### Kitchen Diner 14'6 x 10'10 max

Two double glazed windows to the rear, radiator. Kitchen is fitted with matching range of base and eye level units. 1.5 bowl stainless steel sink unit with mixer tap and drainer. Space and plumbing for dishwasher, space for fridge freezer. Integrated electric oven, integrated four ring gas hob with pull out extractor over.

### Second Floor Landing

Stairs from the first floor landing, fitted carpet, doors to bedrooms one and two.

### Bedroom One 15'5 max x 13'3 max

Two double glazed windows to the front, radiator, fitted carpet. Door to en suite.

### En suite 6'6 x 5'5

Three piece suite comprising panel bath with mixer taps and fitted shower over, glass screen. Vanity unit incorporating sink with storage under. Close coupled WC. Radiator, laminate flooring, extractor fan.



### **Bedroom Two 14'7 x 11'2 max**

Two double glazed windows to the rear aspect. Radiator, fitted carpet, door through to en suite shower room.

### **En suite 5'3 x 5'7 max**

Three piece suite comprising shower cubicle with fitted shower, tiled enclosure and sliding glass doors. Vanity unit incorporating sink and storage under. Close coupled WC. Extractor, radiator, laminate flooring.

### **External**

#### **Front**

Driveway, pathway to the front door and storm porch with storage. Access to garage.

### **Rear Garden**

Enclosed rear garden with privacy fencing. Mainly laid to patio with decorative chippings and artificial lawn. External power socket. Gate access to the front.

### **Additional Information**

We have been advised by the vendor that the property is Freehold.  
Council Tax band - F  
EPC - C



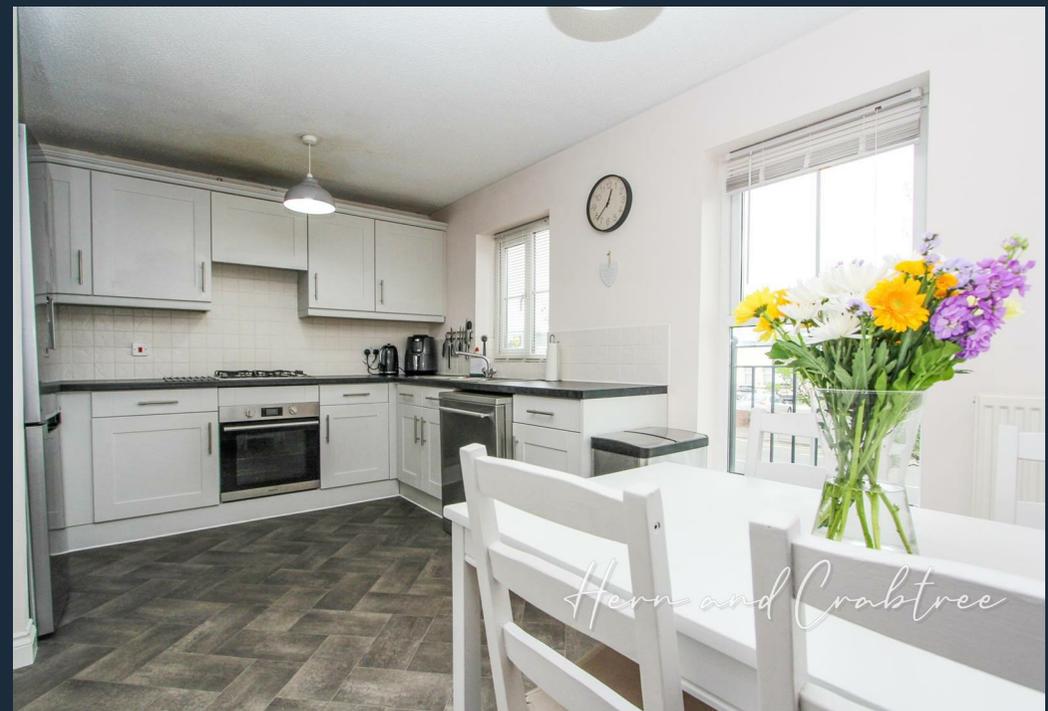
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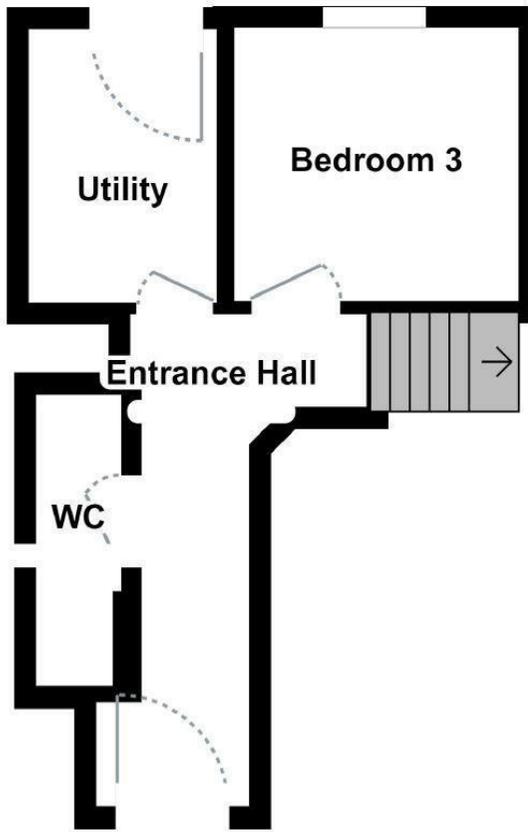
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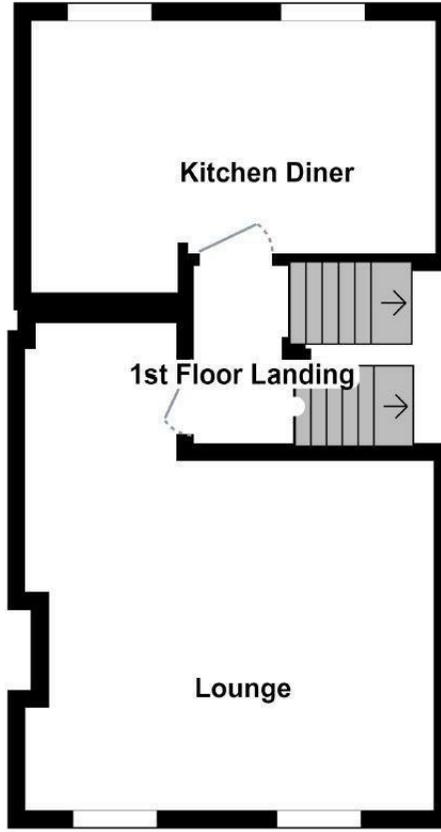


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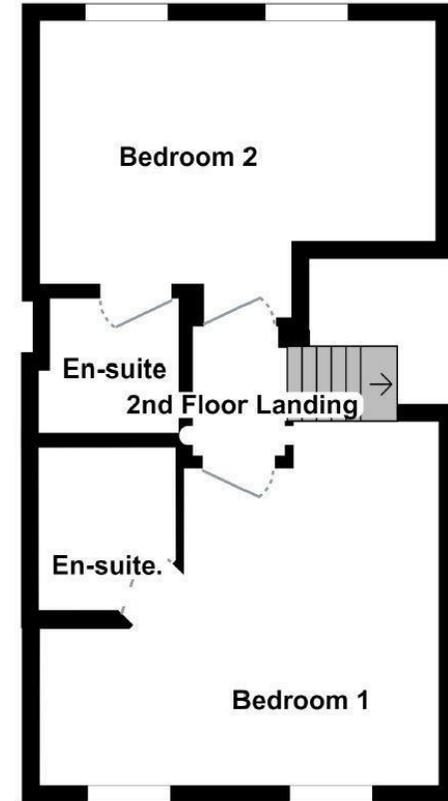
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



For illustration purposes only. Not to scale.

Second Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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