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Arles Road, Caerau, Cardiff

OFFERS OVER £325,000 Freehold

Occupying a desirable position on the ever-popular Arles Road, this attractive three-bedroom semi-detached home combines spacious family accommodation with a private rear garden, garage and generous driveway parking. Beautifully maintained throughout, the property offers move-in-ready living in one of the area's most sought-after residential locations.

SCAN ME



A beautifully presented semi-detached home, ideally positioned on the ever-popular Arles Road, a picturesque and highly sought-after residential street known for its peaceful surroundings and strong community feel.

This is an ideal setting for those looking to enjoy a calmer lifestyle in the city, while still benefiting from excellent access to key amenities, transport links, and nearby green life. This attractive three-bedroom property offers a thoughtfully balanced layout, perfectly suited to modern family living.

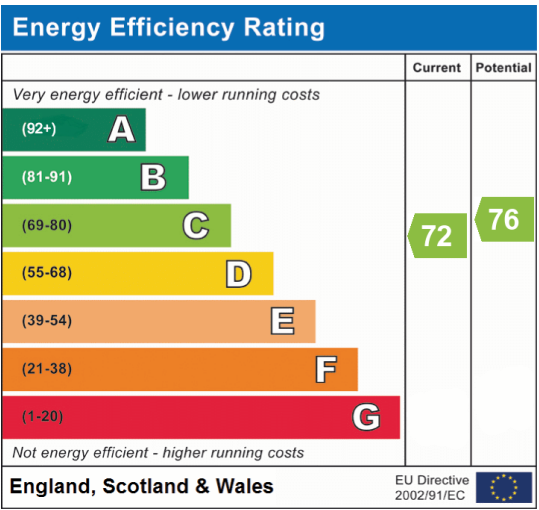
Two well-proportioned reception rooms provide versatile space for both relaxation and entertaining, whether used as formal living and dining areas or adapted to suit home working or family needs. The home further benefits from two bathrooms, designed with practicality in mind. There is both a bath and separate shower room, catering comfortably to busy family routines, while a convenient ground floor shower room adds flexibility for guests and everyday use.

Externally, the property continues to impress. To the rear, an enclosed and private garden offers a secure outdoor retreat; ideal for entertaining, gardening, or simply unwinding in a peaceful setting.

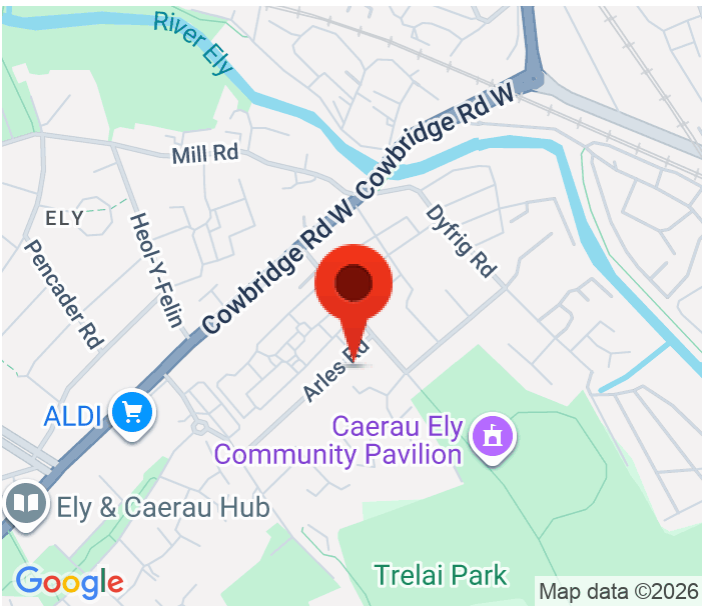
To the front, a generous driveway provides ample off-road parking for multiple vehicles, complemented by a garage, ensuring excellent practicality for modern households. Well maintained throughout and presented in true move-in condition, this home requires no immediate renovation, making it an appealing and stress-free purchase for a wide range of buyers. Homes on Arles Road rarely stay available for long, with demand consistently high due to the location, setting, and quality of housing.

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.





Address: Arles Road, Cardiff



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.