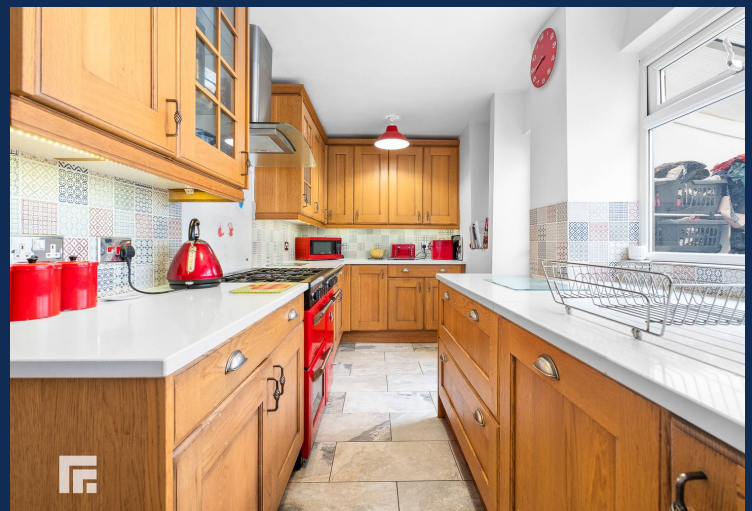




29a Cardiff Road, Nantgarw

£275,000 Freehold

**** FOUR BEDROOM END TERRACE ** LARGE REAR GARDEN **** A charming end terrace cottage in a convenient location close to local transport links and amenities. Entrance porch, large lounge and diner, study, neat fitted kitchen, garden room, utility and cloakroom. To the first floor are four bedrooms and a family bathroom. Gas central heating. Lawned rear garden and paved patio. Timber storage shed. Former garage currently utilised as a games

room. EPC Rating: D

Council Tax band: D

Tenure: Freehold

ENTRANCE PORCH

Approached via a uPVC entrance door. Windows to front.

LOUNGE AND DINER

Dimensions: 23' 5" x 13' 5" (7.14m x 4.09m). Approached via a uPVC entrance door leading to the spacious open plan lounge and diner. Two windows to front. Door to staircase leading to first floor. Storage cupboard with folding door. Laminate flooring. Feature fireplace. Two radiators. Door to study.

STUDY

Dimensions: 10' 3" x 6' 1" (3.14m x 1.87m). Aspect to rear. Laminate flooring. Radiator

KITCHEN

Dimensions: 16' 2" x 6' 2" (4.94m x 1.88m). Well appointed along three sides in woodgrain finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Space for range style cooker. Integrated bin storage. Integrated dishwasher. Cupboard housing the 'Worcester' gas central heating boiler. Window to rear. Tiled flooring. Radiator. Door to rear utility.

GARDEN ROOM

Dimensions: 11' 8" x 7' 9" (3.56m x 2.38m). Versatile rear garden room, could be utilised for storage or other uses. Laminate flooring. Door to garden. Radiator. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc and wash hand basin.

UTILITY ROOM

With plumbing for washing machine and stacked dryer.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the L-shaped landing area. Access to roof space. Laminate flooring. Radiator.

BEDROOM ONE

Dimensions: 12' 4" x 11' 1" (3.76m x 3.38m). With two windows to front, a good sized double bedroom. Laminate flooring. Radiator.

BEDROOM TWO

Dimensions: 10' 9" x 6' 9" (3.29m x 2.08m). Overlooking the rear garden. Radiator.

BEDROOM THREE

Dimensions: 11' 0" x 6' 2" (3.37m x 1.88m). Aspect to front. Radiator.

BEDROOM FOUR

Dimensions: 7' 11" x 6' 2" (2.43m x 1.89m). Aspect to rear. Radiator.

FAMILY BATHROOM

Dimensions: 6' 8" x 6' 1" (2.05m x 1.87m). White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel glass shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Extractor fan. Heated towel rail.

OUTSIDE

REAR GARDEN

With steps from the rear of the property leading to a large area of levelled lawn leading onto a large paved patio area. Access to rear lane. Timber shed measuring 4.73m x 2.30m with power and lighting. Access to former garage.

FORMER GARAGE

Dimensions: 18' 0" x 8' 11" (5.49m x 2.72m). Former garage with french doors from the rear garden, currently utilised as a games room. Laminate flooring. Power and lighting.

FRONT GARDEN

Steps to front. Borders of decorative stones.

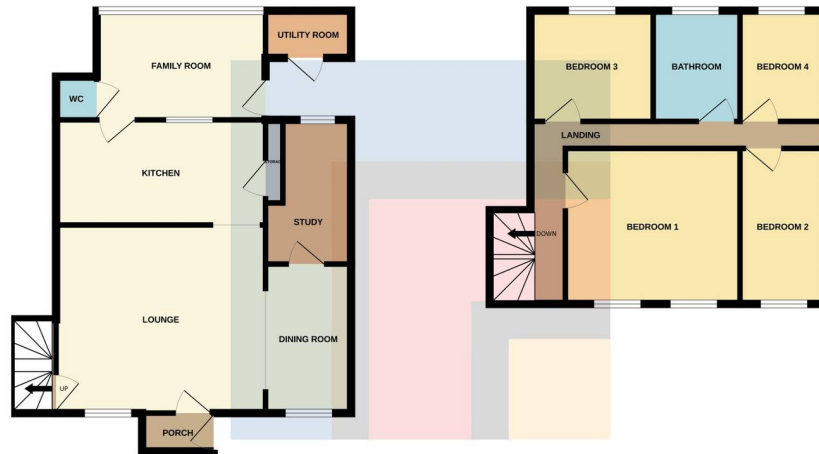






GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA - 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CSDS.

RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK