



Wheatley Road, CARDIFF

£195,000

- Classic and contemporary blend
- Two reception rooms
- Ideal for growing family
- Ample living space
- EPC Rating: C



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About the property

Presenting for sale, a charming three-bedroom Mid-Terraced house. This property boasts two impressive reception rooms, perfect for entertaining or unwinding after a long day. The house fits comfortably within Council Tax Band B, providing economical living. The house also features a well-sized kitchen, which serves as the heart of the home with plenty of potential for the culinary enthusiast. Accompanying this are three generously proportioned bedrooms, creating an ideal space for a growing family or for hosting guests. Additionally, the property includes a convenient bathroom, further enhancing the practicality of the home. With an EPC rating of C, the house showcases a respectable level of energy efficiency. The property is encompassed by a sense of warmth and homeliness, making it an inviting space for any prospective buyer.

The house epitomises a perfect blend of classic and contemporary living. Its semi-detached nature allows for a sense of privacy, yet maintains a community feel. It offers ample living space, making it a fantastic option

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Entrance

Lounge

14' x 7' 7" max (4.27m x 2.31m max)

Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

Dining Room

12' 8" x 9' 1" (3.86m x 2.77m)

First Floor Landing

Bedroom One

12' 11" max x 12' 9" max (3.94m max x 3.89m max)

Bedroom Two

11' 6" max x 9' 3" (3.51m max x 2.82m)

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

Bathroom