



Mercia Road, Tremorfa Cardiff CF24 2TF

welcome to

Mercia Road, Tremorfa Cardiff

Mid-link home in popular Tremorfa!

Within walking distance of local amenities and offering easy access to Cardiff City Centre, this property features a lounge, fitted kitchen, two bedrooms and a bathroom. Benefits include double glazing, an enclosed rear garden and a driveway for off-street parking

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Tiled flooring, radiator and access to:

Lounge

15' 7" Max x 12' 7" Max (4.75m Max x 3.84m Max)
Double glazed bay window to front aspect and radiator.

Kitchen

15' 9" x 5' 10" (4.80m x 1.78m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, spaces for washing machine, dishwasher and fridge/freezer, radiator, wall mounted combi boiler, tiled flooring, built in understairs cupboard, three double glazed windows to rear aspect and double glazed door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)
Double glazed window to front aspect, radiator and built in overstairs wardrobe.

Bedroom Two

9' 11" Max x 9' 8" Max (3.02m Max x 2.95m Max)
Double glazed window to rear aspect, radiator and fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, extractor, heated towel rail, partially tiled walls, vinyl flooring and double glazed window to rear aspect.

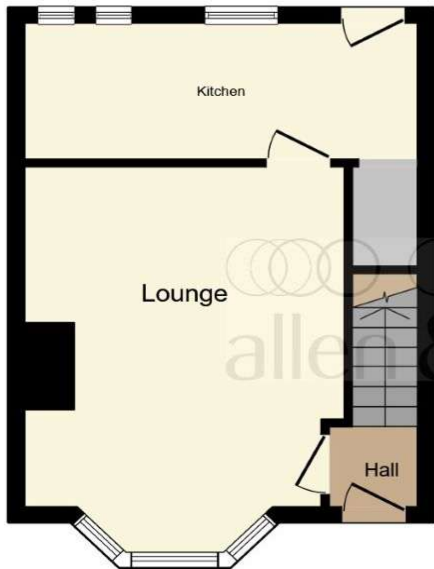
Outside

Front

Driveway providing off street parking.

Rear Garden

Enclosed with paved patio area and lawn laid to rear.

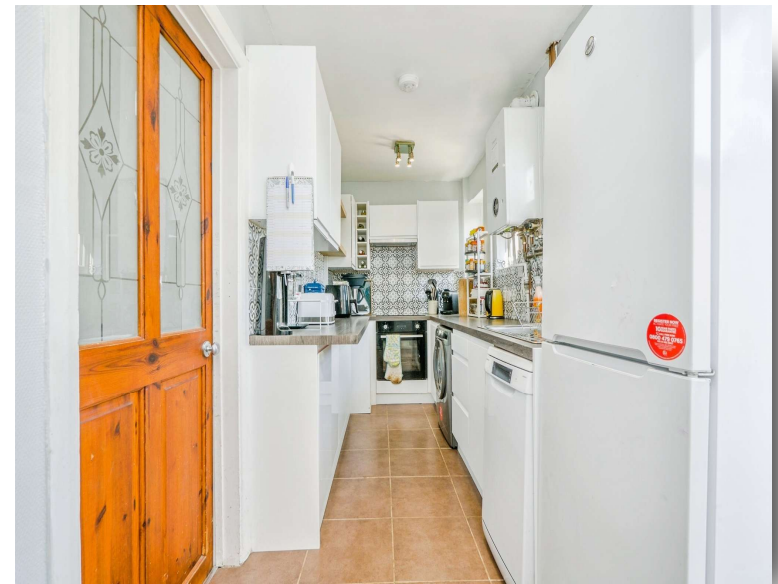


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Mercia Road,
Tremorfa Cardiff

- Mid Link Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of
£200,000



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Property Ref:
ROA114705 - 0004

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