



**Disraeli House Gabalfa Road, Cardiff CF14 2JH**

**welcome to**

**Disraeli House Gabalfa Road, Cardiff**

Tucked away from the road, this attractive end-of-link bungalow is approached via a charming enclosed lane. Positioned at the very end, it offers impressive accommodation featuring an open-plan living area and kitchen with a vaulted ceiling, along with its own garden.



### **Front**

Entered via a charming cul de sac lane leading to the bungalow, double door to bike shed & double door into a bin shed with storage facilities.

### **Main Room**

Oak fitted kitchen with wall and base units, integral oven and electric hob, extractor hood, integral fridge, freezer, dishwasher and washing machine, sink and drainer, breakfast bar, into the living room/diner with wall light, two double glazed window to front, TV point, double glazed French door into the rear garden, three electric radiator, door into bedroom one, into bedroom two via side inner hall leading into the bathroom and bedroom two. This fantastic room is light and airy with vaulted ceiling.

### **Bedroom One**

Double glazed window to front, electric radiator.

### **Bedroom Two**

Double glazed window to front, radiator, door to walk-in wardrobe.

### **Bathroom**

Paneled bath with shower over, wash hand basin, wc, ceramic tile flooring, partially tiled wall, heated towel rail.

### **Garden**

Enclosed garden with fencing, paved patio, mostly laid to lawn, a selection of shrubs, flower borders



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## Disraeli House Gabalfa Road, Cardiff

- Superb end of link bungalow
- Brilliant size open plan kitchen/living room & diner
- Oak fitted kitchen with many integral appliances
- Two excellent size double bedrooms, modern bathroom
- Enclosed mature garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 1000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109704 - 0011

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