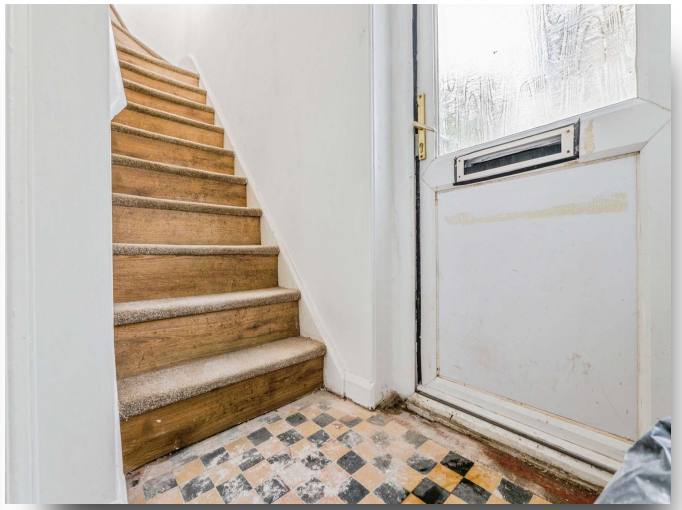






Clydesmuir Road,Tremorfa Cardiff CF24 2PZ

allen & harris

welcome to

Clydesmuir Road, Tremorfa Cardiff

NO ONWARD CHAIN! Fantastic Opportunity for First-Time Buyers and Investors.
Situated in a popular residential location, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Contact us to view!

Ground Floor

Entrance
Via a door to side into:

Hall
Stairs rising to first floor and access to:

Reception Room
17' x 14' (5.18m x 4.27m)
Two double glazed windows to front aspect, radiator, powerpoint and access to:

Kitchen/Diner
14' x 9' 1" (4.27m x 2.77m)
Newly fitted high gloss white base level units with complementary work surface over, sink unit, integrated gas hob with electric oven with cooker hood, spaces for washing machine and fridge/freezer, tiled splashback, powerpoint, double glazed window to rear aspect and access to:

Utility
6' 1" x 5' 7" (1.85m x 1.70m)
Doors to side providing access to rear garden and door providing access to:

Bathroom
Newly fitted three piece suite comprising bath, WC, wash hand basin inset to vanity unit, heated towel rail, tiled walls, tiled flooring and double glazed window to rear aspect.

First Floor

Landing
Airing cupboard and doors providing access to:

Bedroom One
14' 9" x 8' 5" (4.50m x 2.57m)
Two double glazed windows to front aspect, powerpoint and radiator.

Bedroom Two
10' x 8' 11" (3.05m x 2.72m)
Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three
9' 1" x 7' 3" (2.77m x 2.21m)
Double glazed window to front aspect, radiator and powerpoint.

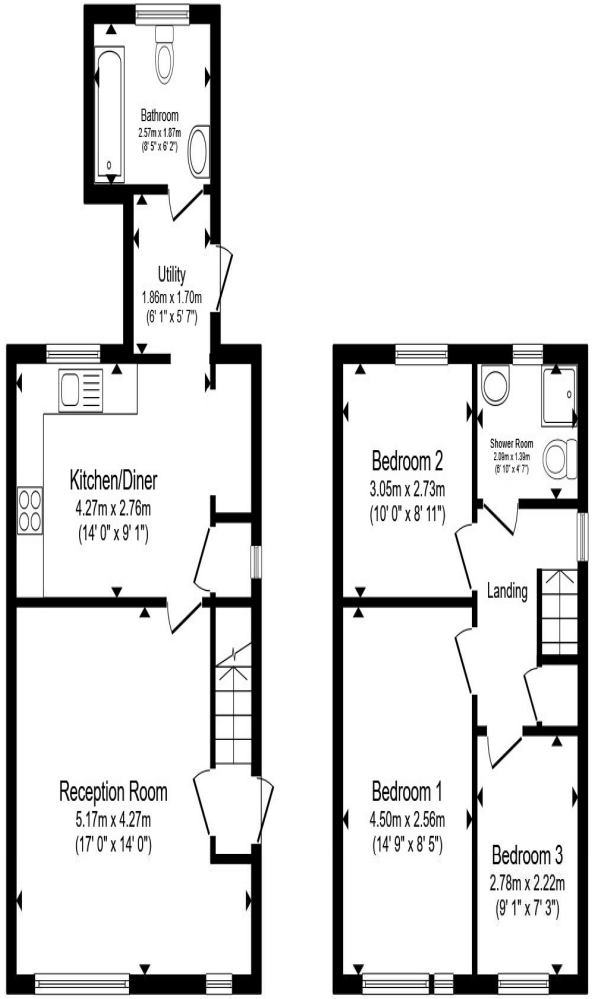
Shower Room
Newly fitted three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, partially tiled walls, tiled flooring and double glazed window to rear aspect.

Outside

Front
Drive providing off street parking, established shrubs and gated side access.

Rear Garden
Enclosed.

Estate Agents Notes
''Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor **First Floor**

Total floor area 81.7 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Clydesmuir Road,

Tremorfa Cardiff

- Semi Detached Home
- Three Bedrooms
- Reception Room
- Newly Fitted Kitchen/Diner and Utility
- Ground Floor Newly Fitted Modern Bathroom

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

£230,000



view this property online allenandharris.co.uk/Property/ROA113701

The Property Ombudsman

Property Ref:
ROA113701 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk