

45 Amroth Road, Cardiff

£220,000 | £1,295 pcm Freehold

A bright and spacious three bedroom semi detached family home in a popular location a short distance from amenities. Hallway, lounge with feature fireplace, kitchen and breakfast room. To the first floor are three bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. A good sized rear garden comprising decked relaxation and lawn. Large rear storage or workshop. Side access storage. Driveway to front. No chain. EPC rating: D

Council Tax band: C

Tenure: Freehold

Entrance Hallway

Approached via a uPVC entrance door leading to the hallway. Staircase to first floor. Door to lounge.

Lounge

16' 11" x 13' 8" (5.16m x 4.16m)

A spacious primary reception with windows to front. Laminate flooring. Feature fireplace with coal effect living flame gas fire. Radiator. Door to kitchen.

Kitchen And Breakfast Room

16' 9" x 9' 1" (5.11m x 2.77m)

Well appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Cupboard housing the 'Ideal' combi gas central heating boiler. Tiled splashback. Laminate flooring. Under stairs storage cupboard. Ample space for family breakfast table. Patio doors to the delightful rear garden. Radiator.

First Floor Landing

Approach via a quarter turning staircase leading to the central landing area. Access to large boarded roof space with velux window to rear pitch. Window to side.

Bedroom One

12' 11" x 8' 6" (3.94m x 2.59m)

Overlooking the entrance approach, a good sized primary bedroom. Range of fitted wardrobes with sliding mirrored fronts to one side. Radiator.

Bedroom Two

9' 7" x 9' 3" (2.92m x 2.81m)

Overlooking the attractive rear garden. Laminate flooring. Radiator.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.98m)

Aspect to front. Radiator.

Family Bathroom

Modern white suite comprising low level wc, wash hand basin, p-shaped bath with 'Triton' shower above and swivel shower screen. Full wall tiling. Tiled flooring. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

Side Storage

Storage lean to to side with doors to front and rear gardens. Power and lighting

Large Storage

Large decked relaxation area with a cover pergola and inset brick built bbq. Paved pathway leading to rear storage. Well manicured area of lawn. Outside light. Outside tap.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Large decked relaxation area with a cover pergola and inset brick built bbq. Paved pathway leading to rear storage. Well manicured area of lawn. Outside light. Outside tap.

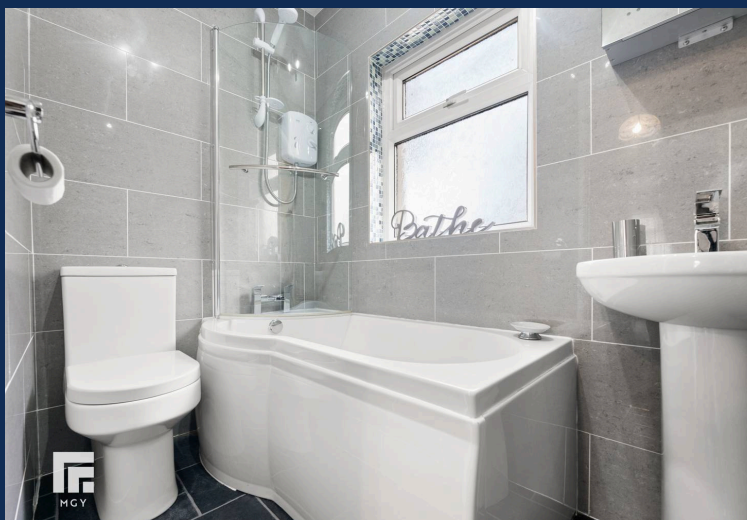
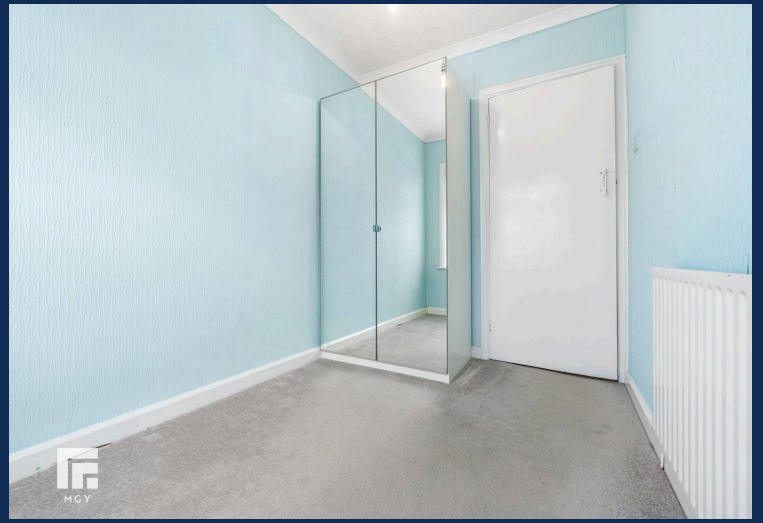
FRONT GARDEN

Area of lawn.

DRIVEWAY

1 Parking Space

Driveway with entrance gates and parking for one car.



RADYR 029 2084 2124

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