



162 Caerau Lane, Cardiff

Cardiff

Guide Price £220,000



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Beautifully redecorated 2-bed semi with modern kitchen, spacious living, garage, and easy M4 access. Ideal for first-time buyers, downsizers, or investors. Early viewing advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI-DETACHED
- TWO BEDROOMS
- RECENTLY FITTED KITCHEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- SINGLE GARGE
- REDECORATED THROUGHOUT
- EASY ACCESS TO M4





Porch

3' 2" x 4' 2" (0.96m x 1.27m)

Enter through a composite door with glazed side panels. Ceramic tiled flooring. Windows to sides. Door into :-

Lounge

14' 6" x 11' 5" (4.42m x 3.48m)

Fitted carpet, Flat plastered walls and ceiling. Neutral décor. Window to front. Radiator. Staircase rising to first floor with fitted carpet and ranch style balustrade. Door into:-

Kitchen/Breakfast Room

9' 7" x 11' 5" (2.92m x 3.48m)

Wood effect laminate flooring. A range of base and eye level units with high gloss doors and complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and four ring gas burner hob with stainless steel extractor fan over. Metro style tiling to splashbacks. Spaces for washing machine and fridge/freezer. Cupboard housing a combination boiler. Window to rear with vertical blind. French doors giving access to rear garden. flat plastered ceiling with recessed lighting.

Landing

Fitted carpet, built in airing cupboard. Flat plastered ceiling with loft access. Doors into :-

Bedroom One

8' 3" x 11' 4" (2.52m x 3.45m)

Fitted carpet. Flat plastered walls and ceiling. Window to front with vertical blind. Radiator.

Bedroom Two

7' 10" x 11' 4" (2.39m x 3.45m)

Fitted carpet. Window to rear. Neutral décor. Radiator.

Bathroom

5' 5" x 7' 7" (1.65m x 2.31m)

Fully tiled walls and ceiling. A three piece suite in white comprising of Close coupled WC, pedestal wash hand basin and a panelled bath with an electric shower over. Obscure window to side. Heated towel rail



GARDEN

An enclosed tiered garden. Overlapped timber fencing. Shingled and decked patio areas. Gate giving side access. Outside tap.

GARAGE

Single Garage

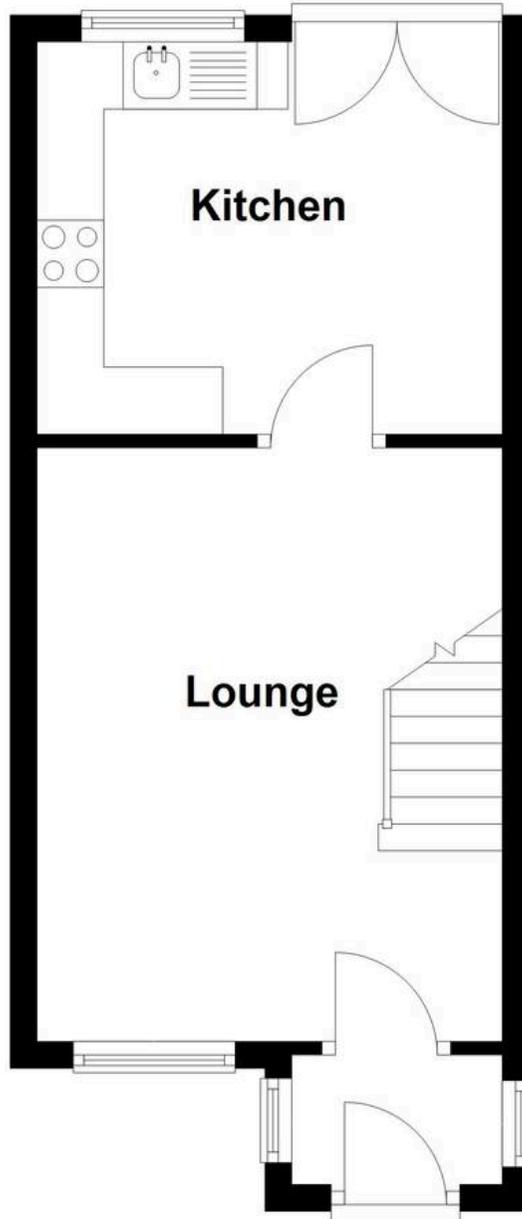
A recently laid resin driveway for several cars leading to a single sized garage with up and over door. Power and lighting.





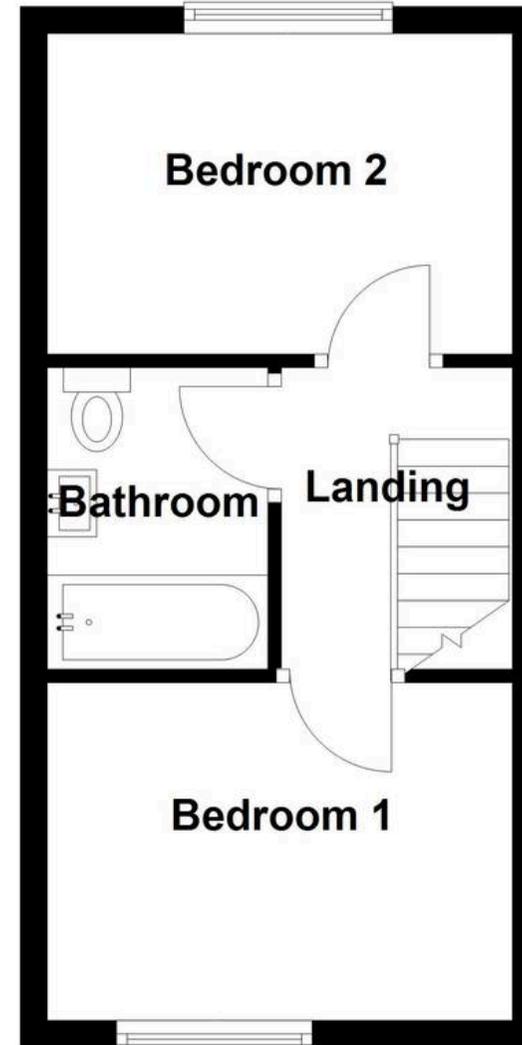
Ground Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.9 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)



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