



## 29a Cardiff Road, Nantgarw

£295,000 Freehold

**\*\* FOUR BEDROOM END TERRACE \*\* LARGE REAR GARDEN \*\*** A charming end terrace cottage in a convenient location close to local transport links and amenities. Entrance porch, large lounge and diner, study, neat fitted kitchen, garden room, utility and cloakroom. To the first floor are four bedrooms and a family bathroom. Gas central heating. Lawned rear garden and paved patio. Timber storage shed. Former garage currently utilised as a games room. EPC Rating: D  
Council Tax band: TBD

Tenure: Freehold

## LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

## ENTRANCE PORCH

Approached via a uPVC entrance door. Windows to front.

## LOUNGE AND DINER

Dimensions: 23' 5" x 13' 5" (7.14m x 4.09m). Approached via a uPVC entrance door leading to the spacious open plan lounge and diner. Two windows to front. Door to staircase leading to first floor. Storage cupboard with folding door. Laminate flooring. Feature fireplace. Two radiators. Door to study.

## STUDY

Dimensions: 10' 3" x 6' 1" (3.14m x 1.87m). Aspect to rear. Laminate flooring. Radiator

## KITCHEN

Dimensions: 16' 2" x 6' 2" (4.94m x 1.88m). Well appointed along three sides in woodgrain finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Space for range style cooker. Integrated bin storage. Integrated dishwasher. Cupboard housing the 'Worcester' gas central heating boiler. Window to rear. Tiled flooring. Radiator. Door to rear utility.

## GARDEN ROOM

Dimensions: 11' 8" x 7' 9" (3.56m x 2.38m). Versatile rear garden room, could be utilised for storage or other uses. Laminate flooring. Door to garden. Radiator. Door to cloakroom.

## CLOAKROOM

White suite comprising low level wc and wash hand basin.

## UTILITY ROOM

With plumbing for washing machine and stacked dryer.

## FIRST FLOOR

## LANDING

Approached via a full turning staircase leading to the L-shaped landing area. Access to roof space. Laminate flooring. Radiator.

## BEDROOM ONE

Dimensions: 12' 4" x 11' 1" (3.76m x 3.38m). With two windows to front, a good sized double bedroom. Laminate flooring. Radiator.

## BEDROOM TWO

Dimensions: 10' 9" x 6' 9" (3.29m x 2.08m). Overlooking the rear garden. Radiator.

## BEDROOM THREE

Dimensions: 11' 0" x 6' 2" (3.37m x 1.88m). Aspect to front. Radiator.

## BEDROOM FOUR

Dimensions: 7' 11" x 6' 2" (2.43m x 1.89m). Aspect to rear. Radiator.

## FAMILY BATHROOM

Dimensions: 6' 8" x 6' 1" (2.05m x 1.87m). White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel glass shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Extractor fan. Heated towel rail.

## OUTSIDE

### REAR GARDEN

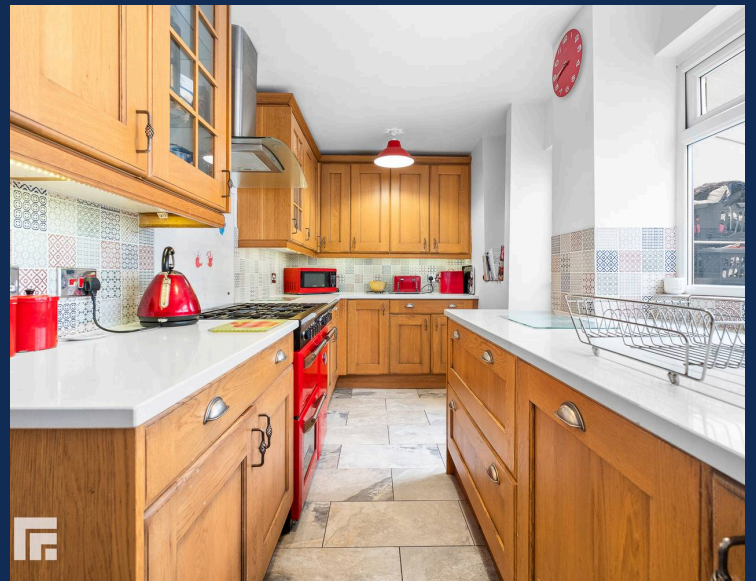
With steps from the rear of the property leading to a large area of levelled lawn leading onto a large paved patio area. Access to rear lane. Timber shed measuring 4.73m x 2.30m with power and lighting. Access to former garage.

### FORMER GARAGE

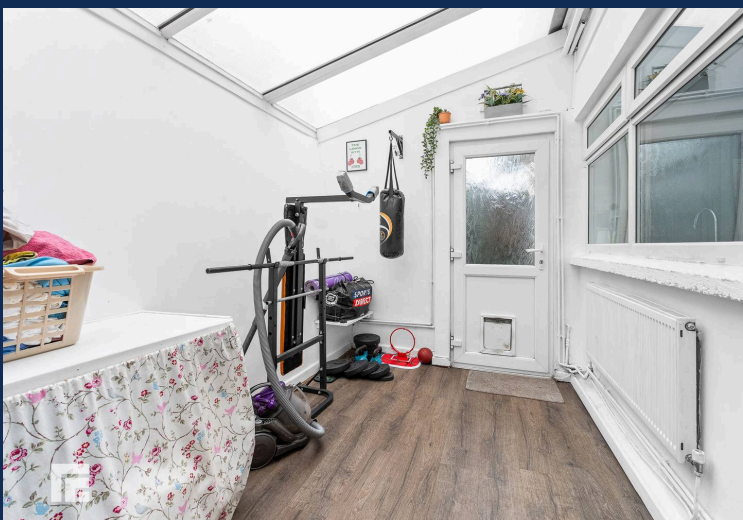
Dimensions: 18' 0" x 8' 11" (5.49m x 2.72m). Former garage with french doors from the rear garden, currently utilised as a games room. Laminate flooring. Power and lighting.

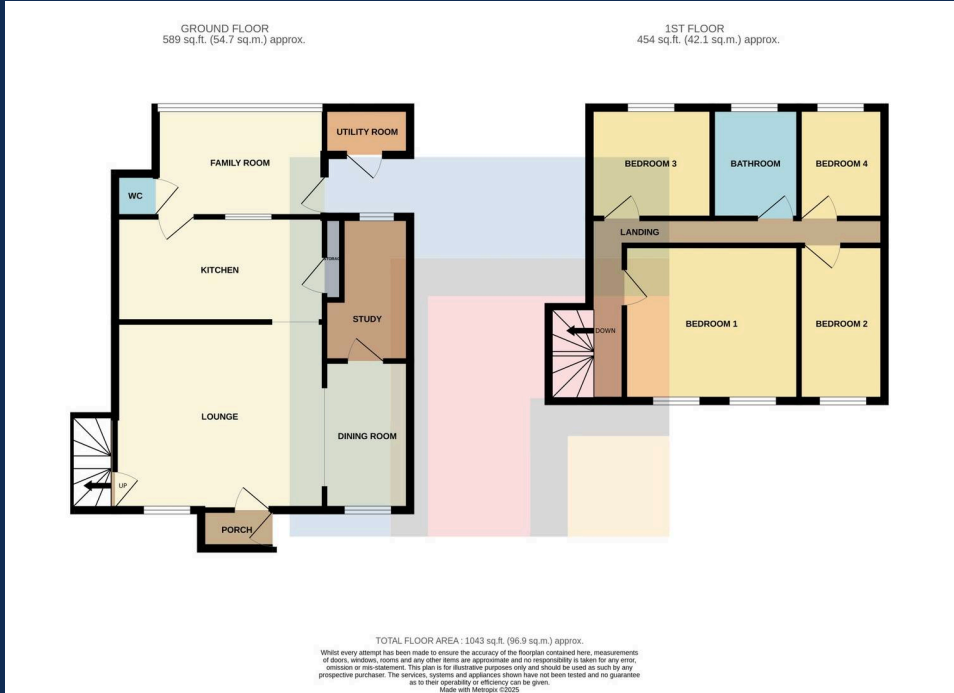
### FRONT GARDEN

Steps to front. Borders of decorative stones.









You can include any text here. The text can be modified upon generating your brochure.