



17 Carter Place, Cardiff

£300,000 Freehold

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME SOUTHERLY FACING LANDSCAPED GARDEN LARGE KEYBLOCK DRIVEWAY An exceptionally well presented three double bedrooms and a family home in a convenient location, a short distance from amenities and transport links. Entrance hallway, lounge with media wall and storage, spacious kitchen and dining room with french doors to the rear garden, utility room/ground floor shower room. To the first floor are three double bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Paved patio and artificial lawned rear garden. Large Keyblock driveway to front providing parking for numerous cars. EPC Rating: C

Council Tax band: D

Tenure: Freehold

LOCATION

The property is situated in a quiet cul de sac in fairwater, close proximity to Llandaff, with it's shops, pharmacy, bakery with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

11' 9" x 5' 10" (3.57m x 1.79m)

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Laminate flooring. Low level under stairs storage cupboard. Vertical radiator.

LOUNGE

13' 8" x 11' 11" (4.17m x 3.63m)

Overlooking the rear garden, a good sized primary reception. Media wall with tv recess and inset electric fire. Storage and shelving to either side. Vertical radiator.

KITCHEN AND DINING ROOM

17' 11" x 14' 1" (5.45m x 4.30m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl ceramic sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Integrated dishwasher. Space for American fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Ceramics tiled flooring. Ample space for large dining table with fitted corner seats with storage below. French doors to the rear garden and window to rear. Vertical radiator. Folding door to utility room.

UTILITY ROOM AND SHOWER ROOM

8' 0" x 5' 10" (2.43m x 1.78m)

With plumbing for washing machine and space for tumble dryer. Ceramic tiled flooring. Opening to shower room. White suite comprising low level wc, wash hand basin and corner shower. Ceramics tiled flooring to shower area. Obscured glass window to front. Chrome heated towel rail. Cupboard housing the combi gas central heating boiler.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to the part boarded roof space via retractable ladder with lighting. Large airing cupboard with radiator. Window to front.

BEDROOM ONE

12' 6" x 12' 1" (3.81m x 3.69m)

Overlooking the delightful rear garden, an excellent sized primary bedroom. Fitted wardrobe to one side. Laminate flooring. Radiator.

BEDROOM TWO

14' 3" x 9' 2" (4.34m x 2.80m)

Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

10' 5" x 8' 10" (3.18m x 2.68m)

Overlooking the long entrance approach, a third double bedroom. Radiator.

FAMILY BATHROOM

7' 8" x 5' 10" (2.33m x 1.79m)

Quality white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with matte black twin head shower above and matching swivel glass screen. Wall tiling to splash back areas. Obscured glass window to front. Recessed spotlights. Heated towel rail.

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