



54 Elderberry Road, Cardiff

£280,000 Freehold

**** THREE BEDROOM SEMI- DETACHED FAMILY HOME **GARAGE (NO ROOF) **** A family home in the sought after location. Entrance hallway, leading to a modern kitchen, WC, utility room, lounge and dining room. To the first floor are three bedrooms and a family bathroom. Gas central heating. Low maintenance rear garden and driveway to front with parking for three vehicles. EPC rating :

Council Tax band: TBD

Tenure: Freehold

LOCATION

The property is situated in the popular suburb of Fairwater 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

Entered via driveway with path to front and side door. Laid to lawn with boundary hedge. Parking for 3 vehicles.

HALLWAY

Dimensions: 10' 10" x 4' 2" (3.32m x 1.28m). Entered via glazed front door into hallway. Tiled flooring. Radiator. Glazed door to lounge, and opening to kitchen/diner. Stairs to first floor with storage under. Double glazed window to side.

LOUNGE

Dimensions: 13' 0" x 12' 9" (3.98m x 3.90m). uPVC double glazed window to front. Wood laminate flooring. Gas point for fireplace. Radiator.

KITCHEN/DINER

Dimensions: 20' 8"(max) x 11' 10" (6.30m x 3.61m). An open-plan kitchen/diner with modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge and freezer. Fitted electric oven and hob with extractor hood over. Feature breakfast bar. Tiled flooring and splash backs. Column radiator. Cupboard housing gas central heating boiler. Spotlights. uPVC double glazed window and French patio doors to rear garden. Opening to WC, and double glazed door to utility room.

CLOAKROOM

Dimensions: 4' 3" x 2' 4" (1.30m x 0.72m). Modern low level WC with wash hand basin over. Tiled splash backs and flooring. Window to side.

UTILITY ROOM

Dimensions: 15' 11" x 6' 0" (4.87m x 1.84m). Door and window to front. Plumbed for washing machine and tumble dryer. Space for fridge/freezer. Window and door to rwsr garden. Light and power.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft access with pull-down ladder. uPVC double glazed window to side.

BEDROOM ONE

Dimensions: 11' 11" x 11' 1" (3.65m x 3.39m). uPVC double glazed window to rear. Fitted wardrobe. Column radiator. Wood laminate flooring.

BEDROOM TWO

Dimensions: 10' 9" x 8' 10"(to wardrobes) (3.30m x 2.70m). Fitted wardrobes to one wall with mirrored sliding doors. Wood laminate flooring. uPVC double glazed window to front. Radiator.

BEDROOM THREE

Dimensions: 8' 9" x 8' 4" (2.69m x 2.56m). uPVC double glazed window to rear with views. Wood laminate flooring. Radiator.

BATHROOM

Dimensions: 6' 3" x 5' 6" (1.92m x 1.68m). A luxury bathroom suite comprising low level WC, vanity enclosed wash hand basin and fitted bath with rainfall shower head, handheld attachment and glass screen. Fully tiled walls and floor. Spotlights and extractor fan. uPVC double glazed window to side. Ladder radiator.

OUTSIDE

REAR GARDEN

Full width paved patio, artificial lawn and decking. Boundary wall and fence. Mature trees. Opening to the shell of the garage (no roof). Outside tap.

ADDITIONAL INFORMATION

Planning for double storey extension to side 2024.
Application No: 23/02818/HSE

DESCRIPTION

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