

## 132 Keyston Road, Cardiff

£275,000 Freehold

**\*\* EXTENDED TWO BEDROOM HOME \*\* LARGE GARDEN \*\* TWO RECEPTION ROOMS \*\*** MGY are pleased to offer this extended two bedroom end of terrace home with spacious South facing rear garden and gated driveway situated with the popular area of Fairwater. The accommodation briefly comprises; entrance porch into hallway, lounge, kitchen, utility room and extended dining/sitting room. Upstairs are two double bedrooms and bathroom.

Spacious rear garden backing onto woodland. Gated driveway and garden to front. EPC: E

Council Tax band: C

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

Gated driveway to front door. Side door to kitchen. Laid to lawn with hedge border.

## PORCH

Dimensions: 5' 4" x 2' 5" (1.65m x 0.74m). Entered via uPVC double glazed front door with windows to front and side. Oak wood flooring. Open to;

## HALLWAY

Dimensions: 11' 5" x 5' 8" (3.48m x 1.73m). Glazed doors to lounge and kitchen. Stairs to first floor. uPVC double glazed window to side. Oak wood flooring. Under stair storage cupboard. Radiator.

## LOUNGE

Dimensions: 12' 10" x 11' 4" (3.92m x 3.47m). uPVC double glazed window to front. Oak wood flooring. Radiator.

## KITCHEN

Dimensions: 13' 9" x 13' 7" max (4.20m x 4.16m). Open plan kitchen into utility room fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted Neff electric oven and gas hob. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Tiled splash backs and flooring. Radiator. uPVC double glazed doors to front and rear. Door to dining/sitting room.

## DINING/SITTING ROOM

Dimensions: 25' 9" x 9' 10" max (7.86m x 3.00m). A beautifully presented second reception room with hard wood flooring, feature vaulted ceiling with two double glazed velux windows, uPVC double glazed window to rear and French patio doors to side. Column radiator. Spotlights.

## FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. uPVC double glazed window to side. Loft access with pull down ladder. Airing cupboard.

## BEDROOM ONE

Dimensions: 14' 7" x 9' 10" (4.46m x 3.02m). uPVC double glazed window to front. Radiator. Fitted cupboard with shelving housing gas central heating boiler.

## BEDROOM TWO

Dimensions: 11' 1" x 10' 0" max (3.40m x 3.06m). uPVC double glazed window to rear with pleasant outlook over woodland. Radiator.

## BATHROOM

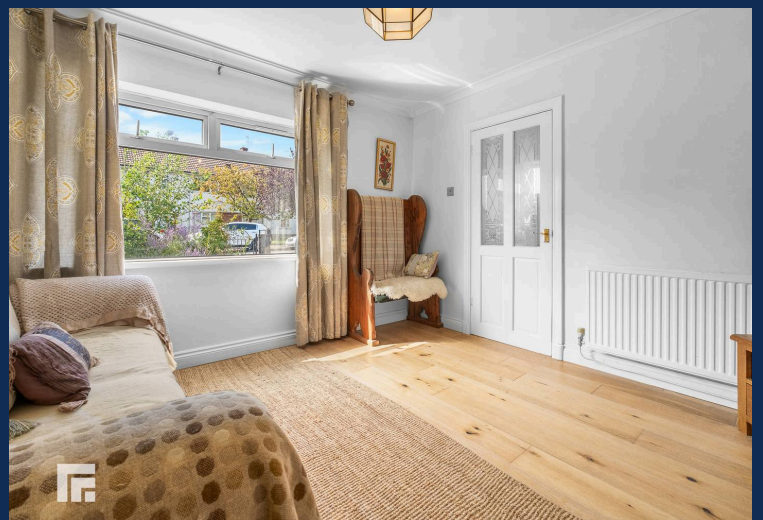
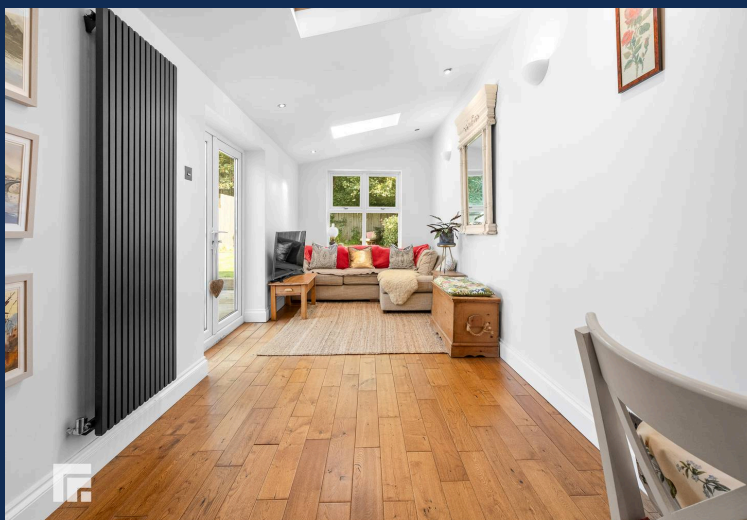
Dimensions: 6' 1" x 5' 5" (1.86m x 1.67m). A white suite to include low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled flooring and fully tiled walls. Spotlights. Extractor fan. uPVC double glazed window to rear. Ladder radiator.

## REAR GARDEN

A large rear garden backing onto woodland, mainly laid to lawn with spacious decked patio area off the sitting/dining room through French doors. Boundary fence. Outside tap and lighting.







GROUND FLOOR  
590 sq ft. (54.8 sq.m.) approx.

1ST FLOOR  
385 sq ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq ft. (88.7 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing description, measurements of space, dimensions, notes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, quality and performance of any equipment shown has not been tested and no guarantee can be given. All in accordance with the Building Regulations 2010.