



## 2b Maple Road, Cardiff

£240,000 Freehold

Three bedroom semi-detached property in sought after location of Fairwater. Property comprises entrance hallway, lounge, kitchen, dining, cloakroom. To the first floor, three bedrooms, family bathroom. Lawned front garden. Access via storage area to rear garden mainly laid to lawn. EPC Rating: tbc

Council Tax band: D

Tenure: Freehold

### **Entrance Hallway**

Enter via upvc door to spacious entrance hallway, doors to all rooms, easy rising stairs to first floor and radiator.

### **Lounge**

13' 1" x 12' 11" (3.99m x 3.94m)

A generous sized lounge with large double glazed window to front greenery. Feature fireplace. Radiator.

### **Dining Room**

12' 0" x 10' 5" (3.66m x 3.18m)

A good size dining room with a large window looking out to rear garden. Feature fireplace. Radiator .

### **Kitchen**

9' 5" x 8' 5" (2.88m x 2.57m)

Well appointed L shape fitted units in light panelled fronts underneath laminate worktop, incorporating stainless still sink drainer, 4 ring gas hob burner, oven with cooker hood over, integrated washing machine. Double glazed window to rear.

### **W.C**

Low level WC with opaque glazed window to side.

### **First Floor Landing**

Spacious landing, proving doors to all rooms.

### **Bedroom One**

11' 3" x 11' 1" (3.43m x 3.37m)

A spacious primary bedroom. Large double glazed window to front, fitted wardrobes, radiator.

### **Bedroom Two**

11' 11" x 11' 3" (3.64m x 3.42m)

A good size second double bedroom. Double glazed window to rear, fitted wardrobes, radiator.

### **Bedroom Three**

8' 10" x 8' 6" (2.68m x 2.58m)

Double glazed window to rear, radiator.

### **Bathroom**

Low level closed cistern WC, double glazed opaque window to side, hand wash basin, show enclosure with overhead shower in situ, heated chrome towel rail.

### **Storage**

With access from front to rear. Currently used as storage but would make a good utility room. Window to rear.

### **Additional Information**

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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