

33 Timothy Rees Close, Cardiff

£375,000 Freehold

A well presented three bedroom detached home with a good size keyblock driveway providing off road parking. Entrance hallway, W.C, spacious lounge, kitchen, dining room. To the first floor; Principal bedroom with fitted wardrobes, two further bedrooms with built in storage, family shower room. The rear garden is split level mainly laid to lawn. Solar panels on rear roof. EPC Rating: TBC

Council Tax band: D

Tenure: Freehold

Entrance Hallway

Enter via composite door, door to cloakroom. Radiator.

Cloakroom/W.C

Low level closed cistern WC, wash hand basin, opaque double glazed window to front, radiator.

Lounge

15' 5" x 13' 2" (4.71m x 4.02m)

Generous sized lounge entered via solid wood door with laminate flooring, small double glazed window to side and large double glazed window to front, radiator, feature fire place, french doors through to kitchen. Easy rising carpeted stairs to first floor.

Kitchen

15' 6" x 11' 3" (4.72m x 3.44m)

A delightful modern magnet kitchen while appointed along four sides in grey finish high gloss fronts beneath quartz worktop surfaces. Inset stainless steel sink. Space for range style cooker with cooker hood above. Integrated fridge freezer, dishwasher and plumbing for washing machine. Window to rear. Double opening doors to dining room.

Dining room

12' 1" x 7' 9" (3.69m x 2.37m)

Full view windows to the delightful rear garden. Double French doors to the patio area. Radiator.

First Floor Landing

Window to side and doors to all rooms.

Bedroom One

13' 0" x 8' 10" (3.95m x 2.68m)

Overlooking the front a great size primary bedroom with fitted wardrobes. Radiator.

Bedroom Two

8' 11" x 8' 11" (2.73m x 2.72m)

Overlooking the rear garden a good size double bedroom with fitted wardrobes. Radiator

Bedroom Three

6' 8" x 6' 6" (2.04m x 1.97m)

Overlooking the front with built in storage cupboard. Radiator.

Family Bathroom

6' 1" x 5' 5" (1.86m x 1.65m)

A well presented shower room. Shower enclosure with shower in situ. Low level closed cistern WC. Double glazed opaque window to rear, chrome heated towel rail.





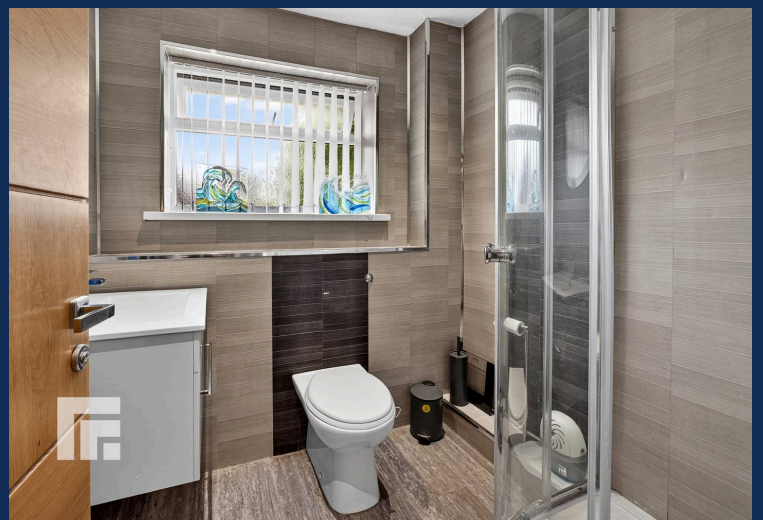
REAR GARDEN

Rear garden is mainly laid to lawn, patio area with side access to front.

DRIVEWAY

2 Parking Spaces

Large key block driveway to front.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK