



40 Kirton Close, Cardiff

£245,000 Freehold

TWO BEDROOMED MID TERRACED HOME SOUTH WEST FACING REAR GARDEN FRONT LOOKING ONTO GREEN

A well situated two bedroom mid terraced property. Entrance hallway, kitchen overlooking the green to front, lounge and garden room. To the first floor; principal bedroom, a second bedroom, family bathroom. A sunny south westerly facing rear garden. Keyblock driveway. Green to front. EPC Rating: tbc

Council Tax band: D

Tenure: Freehold

Entrance Hallway

Approached via panelled composite front door leading to entrance hallway. Built in storage underneath staircase to first floor. Radiator. Laminate flooring.

Kitchen

8' 4" x 7' 8" (2.53m x 2.34m)

Appointed along three sides, a range of base and eye level units below laminate worktops. Inset 1.5 bowl stainless steel sink. Space for washing machine. Space for fridge freezer. Slot in cooker. Half tiled walls. Window to front entrance approach. Wall mounted Ferroli combi Boiler.

Lounge

14' 8" x 12' 10" (4.48m x 3.91m)

A good sized lounge with double doors leading to dining room. Laminate flooring. Radiator.

Garden Room

12' 6" x 10' 8" (3.82m x 3.24m)

A versatile second reception room which could be used as a dining room or additional sitting room, with majority brick walls to either side, Upvc double glazed windows. French double doors to rear garden.

First Floor Landing

Approached via easy rising staircase to central landing area. Doors to all rooms. Loft access.

Bedroom One

9' 11" x 11' 8" (3.03m x 3.55m)

A good sized primary bedroom overlooking the green to the front entrance approach. Door to sizeable built in storage. Radiator.

Bedroom Two

8' 3" x 10' 9" (2.51m x 3.27m)

Overlooking the rear garden. Radiator.

Family Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)

A white suite comprising low level wc, pedestal wash hand basin, panelled bath with tiled splash back and chrome shower head overhead. Obscured glass window to rear. Radiator.

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.





REAR GARDEN

Enjoying a south westerly facing aspect rear garden. A good sized Decking area. Artificial lawn. Raised beds with mature shrubs. Timber storage shed to stay.

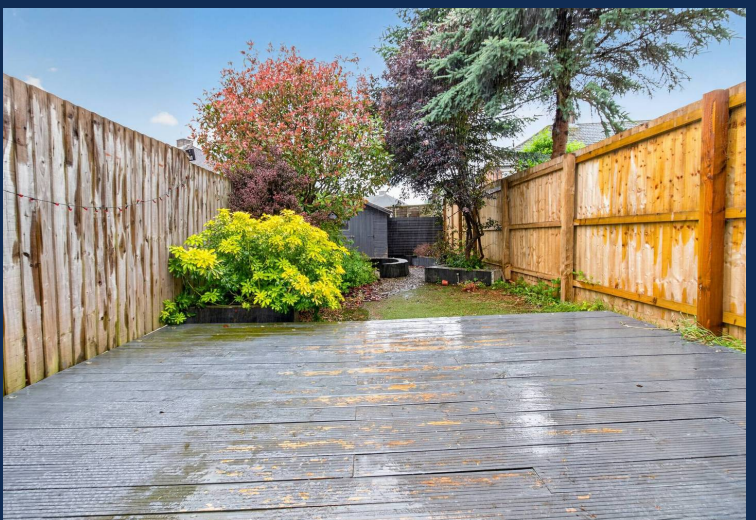
FRONT GARDEN

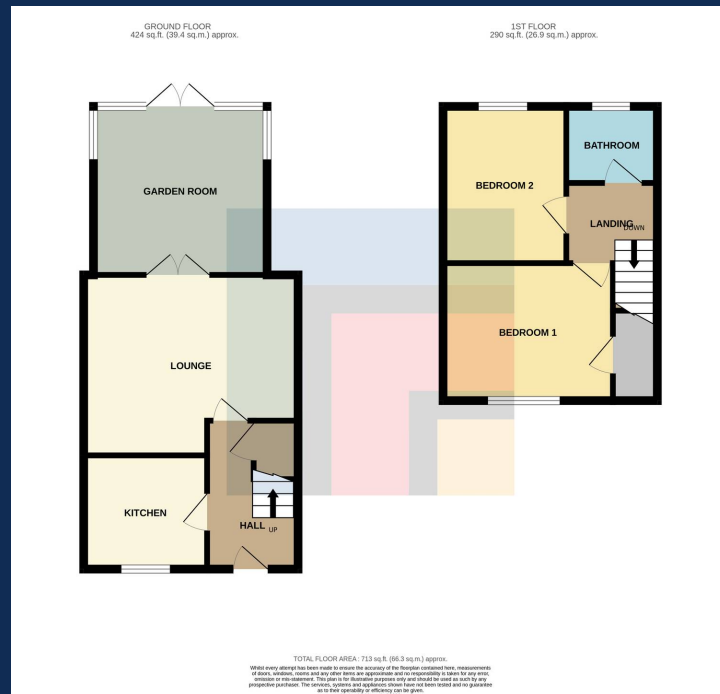
Keyblock paved driveway. Wide area of slate chipping. Mature shrubs. Keyblock paved pathway to front door. Porchway. Outside tap.

DRIVEWAY

1 Parking Space

Keyblock paved driveway with space for one car.





RADYR 029 2084 2124

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