



75 Amroth Road, Cardiff

£220,000 Freehold

A spacious and well presented three bedroom semi detached family home, in a convenient location close to local amenities and transport links. Hallway, spacious lounge, kitchen and breakfast room, conservatory/garden room and cloakroom. To the first floor are three bedrooms and a family shower room. The loft is boarded with window to the side, power, lighting, radiator and storage to the eaves, it can be accessed via a retractable ladder from the first floor landing. Gas central heating. Double glazing. Enclosed rear garden with storage sheds. Driveway to front. No Chain. EPC Rating: tbc

Council Tax band: C

Tenure: Freehold

Entrance Hallway

Approached via a panelled entrance door with stain glass windows to upper part leading to the hall. Staircase to first floor. Laminate flooring. Radiator.

Lounge

16' 11" x 13' 8" (5.15m x 4.16m)

With two windows to front, a good lounge. Feature bath stone fireplace with inset gas fire. Built in storage cupboard. Laminate flooring. Radiator. Door to kitchen.

Kitchen/Breakfast Room

13' 7" x 9' 1" (4.14m x 2.78m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl ceramic sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Door to rear. Laminate flooring. Space for family breakfast table. Understairs pantry cupboard. Radiator. Door to cloakroom.

Cloakroom

Low level wc. Wall tiling to half height. Obscured glass window to rear. Radiator.

Conservatory/Garden Room

17' 7" x 10' 3" (5.35m x 3.13m)

With french doors to rear and side. Enjoying full views of the rear garden. Paved flooring. Outside tap. Lighting.

First Floor Landing

Approached via a quarter turning staircase leading to the central landing area. Over stairs storage cupboard. Access to the roof space which measures 4.80m x 3.01m has power, lighting, window to side, radiator and storage to eaves.

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m)

Overlooking the entrance approach, a good sized double bedroom. Feature cast iron fireplace. Laminate flooring. Radiator.

Bedroom Two

9' 8" x 9' 2" (2.94m x 2.80m)

Overlooking the rear garden. Range of fitted wardrobes. Laminate flooring. Radiator.

Bedroom Three

9' 8" x 6' 6" (2.94m x 1.97m)

Aspect to front. Laminate flooring. Radiator.

Family Bathroom

6' 10" x 4' 2" (2.08m x 1.27m)

White suite comprising low level wc, wash hand basin, large corner shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to rear. Electric shaver point. Chrome heated towel rail. Extractor fan.

Storage

11' 1" x 5' 11" (3.37m x 1.81m)

Spacious block built storage with power and lighting. Shelving and worktop. Window to side.

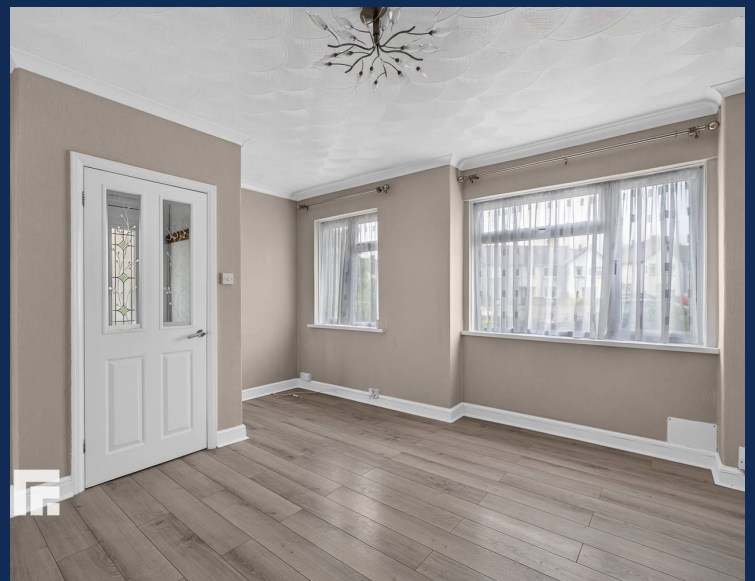
Timber Shed

8' 0" x 5' 10" (2.44m x 1.79m)

With shelving, power and lighting.

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

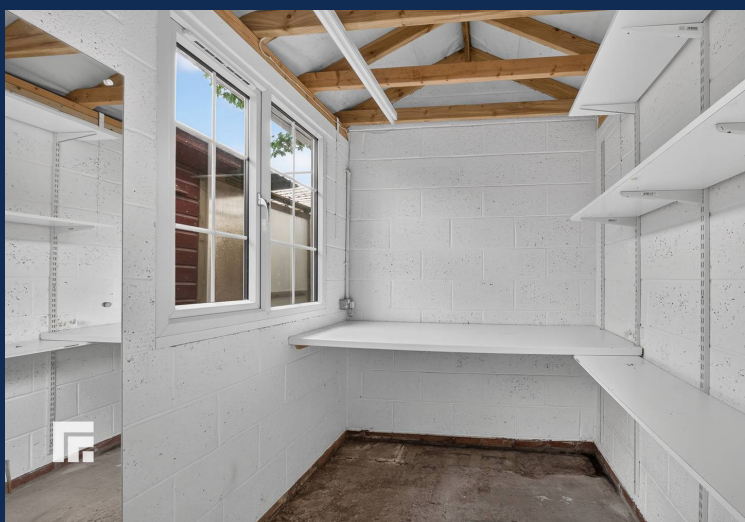
Area of lawn with hedge grow to side boundaries.
Pathway leading to the rear storage. Side access.

FRONT GARDEN

Area of lawn, Keyblock pathway to entrance.

DRIVEWAY

1 Parking Space
Driveway to front.



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