

FOR SALE

Offers in the Region of £195,000 Freehold



Cwrt Yr Ala Road, Cardiff, South Glamorgan. CF5 5QR

- NO CHAIN
- 2 BEDROOMS
- MODERN KITCHEN
- STYLISH BATHROOM
- END OF TERRACE with SIDE ACCESS
- DRIVEWAY
- ATTENTION FIRST-TIME BUYERS
- ATTENTION LANDLORDS & INVESTORS
- FLEXIBLE LIVING SPACE
- CLOSE TO TRANSPORT LINKS, SHOPS & AMENITIES



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PROPERTY DESCRIPTION

Introducing this charming 2 bedroom, 1 bathroom end of terrace house, perfectly positioned for easy access to transport links, local shops, and a range of amenities. Whether you're a first-time buyer, a landlord looking to expand your portfolio, or an investor seeking a promising opportunity, this property offers flexible living space and a fantastic location to suit your needs – all available with NO CHAIN for a smooth purchase.

The home welcomes you with a driveway providing convenient off-street parking, a rare and valuable feature in this sought-after area. Step inside to discover a bright and airy reception room, ideal for relaxing or entertaining guests. The space is versatile, allowing you to create the living environment that best fits your lifestyle. Natural light floods the rooms thanks to the end of terrace position, and the side access adds an extra dimension of practicality and ease.

At the heart of the home is a modern kitchen, thoughtfully designed to cater to your culinary needs. Contemporary fittings and ample storage make meal preparation enjoyable and efficient. It's a fantastic space to unleash your creativity or simply enjoy everyday living. The stylish bathroom has been updated to offer a fresh and clean retreat where you can unwind at the end of the day.

Both bedrooms provide comfortable accommodation, whether for a small family, couple, or professional sharers. The layout is adaptable, benefitting from flexible living space that can be tailored to your individual requirements — perfect for a home office, guest room, or play area. Practicality meets style in this well-maintained residence.

Location is key, and this property delivers with excellent transport links nearby, making commutes or weekend excursions straightforward. Local shops and amenities are just a short distance away, ensuring convenience is never compromised. The combination of a desirable neighbourhood, thoughtful upgrades, and no onward chain makes this end of terrace house a highly appealing purchase.

Don't miss this rare chance to secure a property that ticks all the boxes for first-time buyers, landlords, and investors alike. With its modern kitchen, stylish bathroom, driveway, and flexible living spaces, this home is ready to welcome you and adapt to your lifestyle. Arrange your viewing today and take the first step towards owning a wonderful property in a thriving community.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to concrete; area to side laid to plastic gravel/grass paving grids/ground stabilisation pathway tiles with gravel over; small area laid to lawn; step capped with paving stones leads to front door; meter cupboard; double metal gate provides side access to rear garden

Entry

4' 2" x 3' 5" (1.27m x 1.04m) Accessed via uPVC front door with leaded, obscured DG panel; laminate flooring; access to Living Room via timber door with obscured glazed panels; 2 x uPVC DG windows, one to front, one to side

Living Room

11' 9" x 16' 6" (3.58m x 5.03m) Laminate flooring; radiator; electric feature fireplace; access to Kitchen; carpeted stairs rise to First Floor; uPVC DG window to front

Kitchen

11' 8" x 7' 11" (3.56m x 2.41m) Laminate flooring; radiator; modern fitted kitchen with worktops over and tiled splash backs; separate breakfast bar; stainless steel sink with half bowl and draining board with mixer tap; integrated 4-ring gas hob with tiled splash back and extractor hood over; integrated Indesit electric fan-assisted oven; space for washing machine; space for free-standing fridge/freezer, uPVC DG window to rear; uPVC door with obscured DG panels provides access to Rear Garden

First Floor Landing

5' 9" x 2' 9" (1.75m x 0.84m) Laminate flooring; access to both Bedrooms and Bathroom; access hatch to loft

Bedroom 1

8' 8" x 11' 6" (2.64m x 3.51m) PLUS WARDROBES
2' 9" x 5' 3" (0.86 x 1.61m) Laminate flooring; radiator; built-in wardrobes with sliding mirrored doors; uPVC DG window to front

Bedroom 2

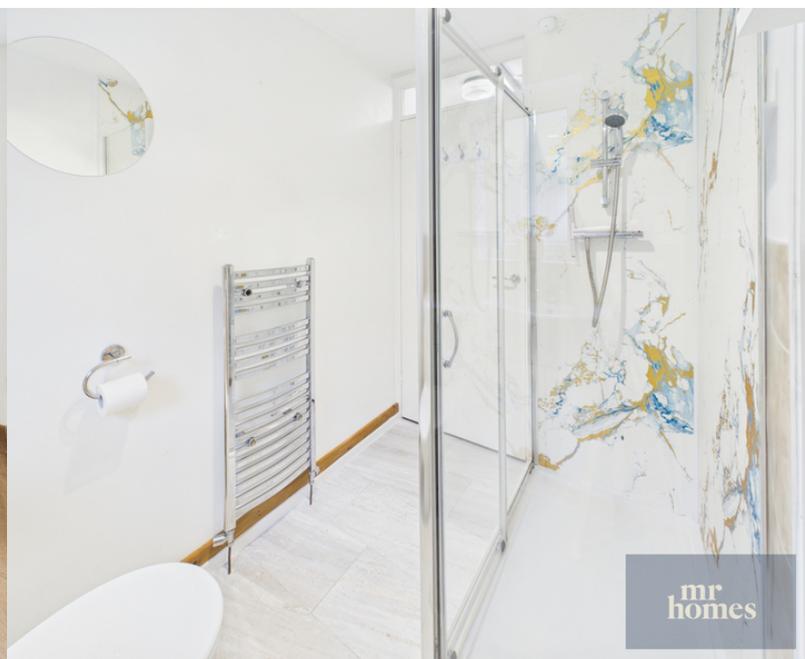
6' 8" x 12' 11" (2.03m x 3.94m) Laminate flooring; radiator; clothing storage area; uPVC DG window to rear

Bathroom

4' 10" x 7' 11" (1.47m x 2.41m) Vinyl flooring; partly tiled walls; ladder-style radiator; vanity unit incorporating WC and sink with stainless steel mixer tap; shower cubicle with mains powered shower and lined with wet wall panel; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving slabs; series of steps capped with paving slabs lead to raised area laid to paving slabs; area laid to lawn leads to rear of garden; two mature tree stumps; area to side of property laid to paving slabs with double metal gate providing access to front of property



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (64)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m
52.6 m²
567 ft²

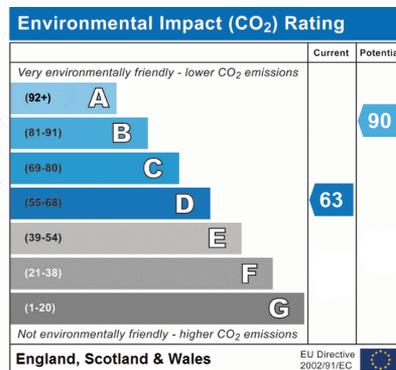
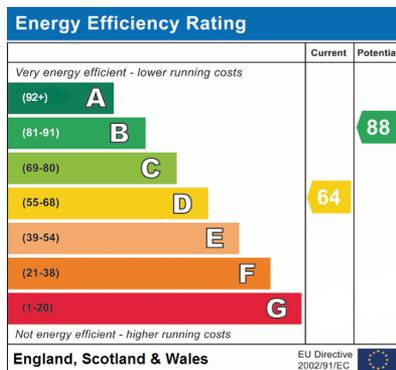
Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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