

FOR SALE

£160,000 Freehold



Caerau Lane, Cardiff. CF5 5JS

- 1 BEDROOM HOUSE
- ALLOCATED PARKING SPACE
- LARGE WEST-FACING REAR GARDEN
- EXPANSIVE CITY VIEWS
- MODERN FITTED KITCHEN
- END OF TERRACE
- ENTRANCE PORCH
- EXCELLENT TRANSPORT LINKS
- SHOPS AND AMEITIES NEARBY (CULVERHOUSE CROSS, ETC)
- PRIVATE LOCATION



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PROPERTY DESCRIPTION

Introducing a charming one-bedroom end of terrace house perfectly positioned to combine comfort, convenience, and captivating city views. This delightful home offers a private location with a large west-facing rear garden, a modern fitted kitchen, and an allocated parking space, making it an ideal choice for first-time buyers, professionals, or anyone seeking a peaceful yet well-connected residence. With excellent transport links and a wealth of shops and amenities in close proximity, this property truly has everything needed for modern urban living.

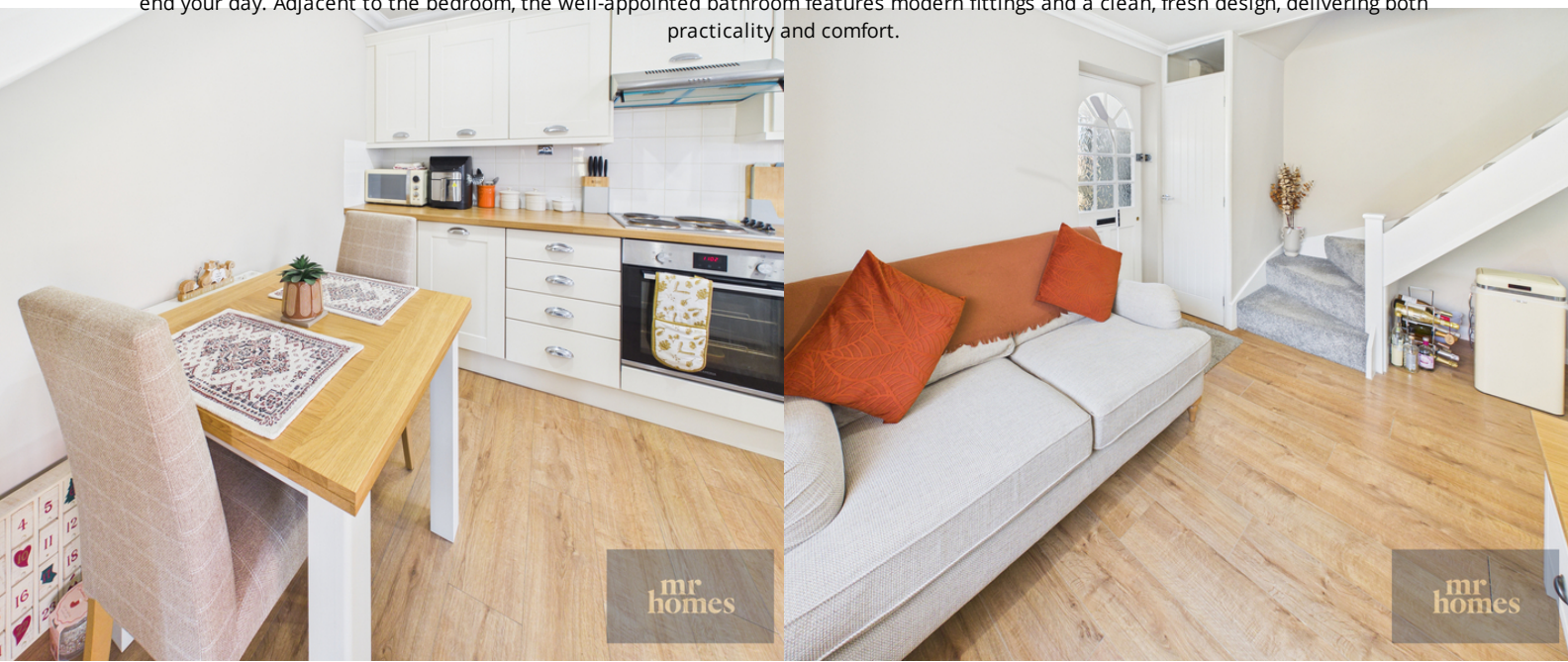
Situated near the bustling Culverhouse Cross area, this property benefits from an enviable location where daily necessities and lifestyle choices are effortlessly within reach. Culverhouse Cross boasts a range of supermarkets, retail outlets, and eateries, providing convenient shopping and dining options just a short drive or bus journey away. Furthermore, excellent transport links ensure easy access into Cardiff city centre and beyond, making commuting or weekend adventures seamless.

Upon arrival, an inviting entrance porch greets you, offering a practical space to remove outerwear and store shoes, ensuring the rest of the home remains tidy and welcoming. Stepping inside, the reception room impresses with its bright and airy atmosphere, featuring large windows that flood the space with natural light and provide stunning expansive views of the city skyline. This versatile living area is perfect for relaxing evenings, entertaining guests, or setting up a compact home office without compromising on comfort.

The modern fitted kitchen is thoughtfully designed to cater to all your culinary needs, complete with ample storage, sleek countertops, and contemporary fixtures. Whether preparing a quick breakfast or a more elaborate meal, this kitchen offers functionality and style in equal measure, making cooking an enjoyable experience.

One of the standout features of this home is the generously sized west-facing rear garden. This private outdoor space provides a tranquil retreat to unwind, host summer barbecues, or cultivate a small garden oasis. The garden's orientation ensures it enjoys plenty of afternoon and evening sunshine, perfect for making the most of those long warm days.

The bedroom is a comfortable and cozy space, easily accommodating a double bed and additional furnishings to suit your lifestyle. Its peaceful setting ensures restful nights, and with ample natural light streaming in, it creates a bright and calming environment to start or end your day. Adjacent to the bedroom, the well-appointed bathroom features modern fittings and a clean, fresh design, delivering both practicality and comfort.



ROOM DESCRIPTIONS

Outside Front

Tarmac driveway/entrance leads to a dedicated parking area with allocated parking space laid to concrete.

Entrance Porch

3' 2" x 7' 1" (0.97m x 2.16m) Accessed via sold timber front door; carpeted; meter cabinet; 2 x timber window frames with obscured single glazing to side

Living Area / Diner / Kitchen

16' 5" x 11' 11" (5.00m x 3.63m) Accessed via timber front door with obscured glazed panels; Storage Cupboard; laminate flooring; electric storage heater; open plan to Kitchen with modern fitted matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated 4-ring electric hob; integrated Lamona electric fan-assisted over; space and plumbing for washing machine; space for under counter fridge and freezer; carpeted stairs rise to First Floor

First Floor Landing

3' 5" x 5' 9" (1.04m x 1.75m) Carpeted; storage cupboard housing hot water cylinder; hot water control panel; access hatch to loft; access to Bathroom and Bedroom

Bathroom

6' 2" x 5' 11" (1.88m x 1.80m) Vinyl flooring; pedestal wash hand basin with separate hot and cold water taps and wet wall panel splash back; WC; panelled bath with wet wall panel surround, separate hot and cold water taps and Redring Active 3205 electric shower over; uPVC obscured DG panel to rear

Bedroom

10' 0" x 8' 7" (3.05m x 2.62m) Carpeted; electric storage heater; built-in wardrobes; uPVC DG window to rear



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (62)

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

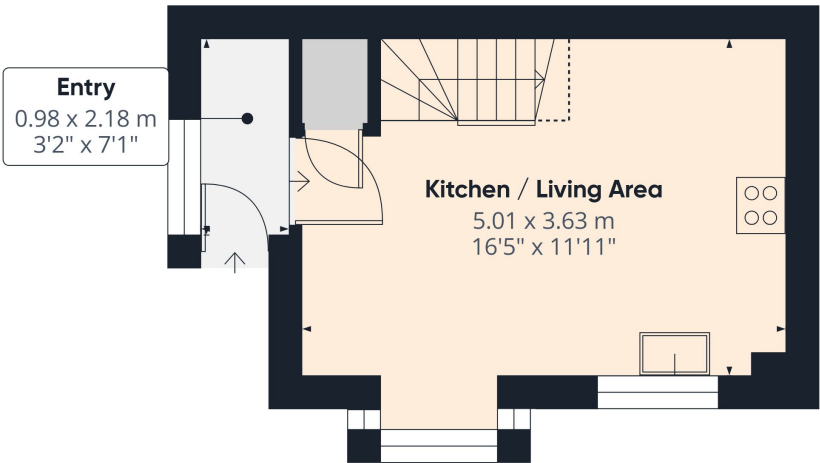
Is the property listed? No

Are there any restrictions associated with the property? No

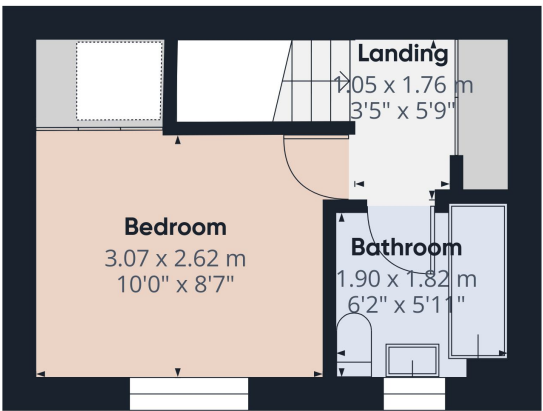
Any easements, servitudes, or wayleaves?
No

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





Floor 0



Floor 1



Approximate total area^m
36.1 m²
390 ft²

Reduced headroom
1 m²
11 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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