



18 Ewenny Road, Cardiff. CF14 0NT
£500,000
Tenure Freehold

- **GENEROUS BAY FRONTED SEMI DETACHED**
- **SOUGHT AFTER & CONVENIENT LOCATION**
- **THREE BEDROOMS PLUS STUDIO ANNEXE**
- **THREE RECEPTION ROOMS**
- **18' KITCHEN AND SEPARATE UTILITY**
- **UPSTAIRS BATHROOM WITH SEPARATE W.C.**
- **SUPERB SIZE REAR GARDEN**
- **DRIVEWAY PARKING**
- **MUST BE SEEN**
- **NO UPPER CHAIN**

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

This is a 1950s built traditional 3/4 bed bay fronted semi detached property in a popular convenient level location, not overlooked from the rear and backing onto Llanishen reservoir. The extended home has the benefit of an attached studio offering the fourth bedroom with shower room and kitchen units but also good for use as a home office/games room. There are three linked reception rooms. The property retains character with a stained glass entrance door, block floors and original internal doors. A particular feature of this surprisingly spacious property is the south facing level rear garden being very well stocked and maintained with a veg plot and screened area to its end. To the front there a mature forecourt garden and driveway parking with potential to extend.

There is also a large loft area for storage with window of 16' x 7' 5 minimum, reached via a pull down ladder .

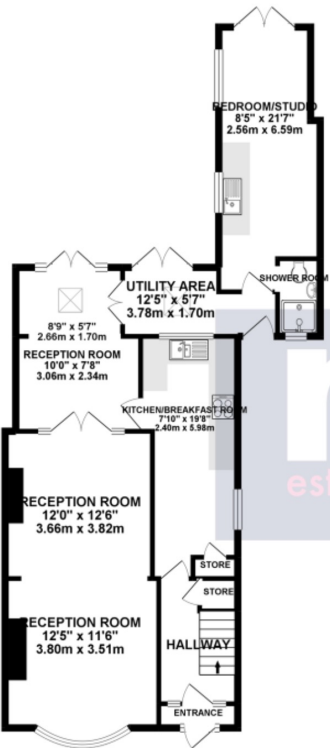
There is a short walk to good local amenities/shops at Llanishen and Rhydyphenau Crossroads, the area is within catchment of popular schools and rail links to Cardiff and The Valleys are within easy reach.

Gas central heating is via a combi boiler. Freehold. No Upper Chain. EPC tbc. Council Tax Band F.

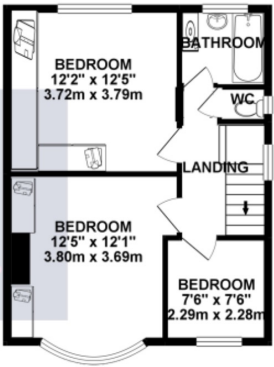
Services:
All mains services are connected
Council Tax Band:
Council Tax Band F. Cardiff.



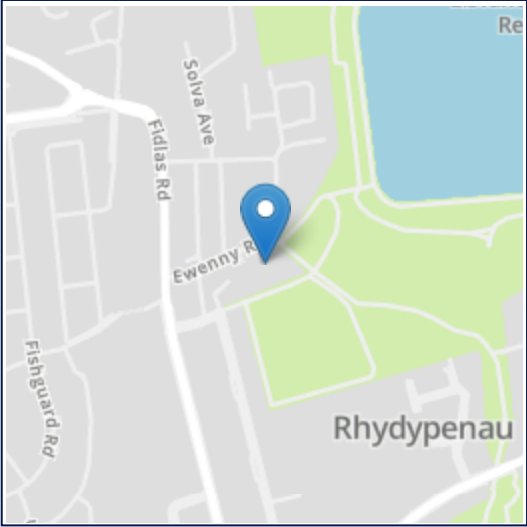
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 4/2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.