



13 Heol Y Dderwen, Cardiff, CF15 7UJ

£250,000

- No Onward Chain
- Easy Access to A470
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- EPC Rating - C
- Fantastic Spot for Commuters
- Driveway
- Large Workshop to Rear
- Large Family Bathroom
- Council Tax - C

OPEN DAY MONDAY 18TH MAY Aktons are delighted to offer to the market this three bedroom end of link property located in Nantgarw. Situated minutes from the A470, this property is a fantastic spot for commuters and anyone looking for good road and transport links whilst still being nestled in a quiet cul-de-sac offering mountain views.

The property is being sold with no onward chain and briefly comprises large entrance hallway, living room, open plan kitchen/dining area and separate WC. To the first floor there are two double bedrooms and a third single, all of which offer storage space. Further to this is the family bathroom which comprises a four piece suite.

Externally the property has a tandem driveway to the front with side access to the low maintenance rear garden with views of the mountains. Further to this

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		72	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

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Entrance Hallway

Entered via composite door. Stairs to first floor. Door into;

Living Room

PVC window to front;

Kitchen/Dining Room

Fitted with a range of matching base and wall units with worktop space over. Integrated eye level double over, integrated gas cooker, integrated fridge/freezer, space for washing machine. Space for table and chairs. Under stair storage cupboard. Door into rear porch.

Porch

Access to rear garden;

Cloakroom

Fitted with low level WC.

Landing

PVC window to rear. Storage cupboard. Access to all first floor rooms;

Bedroom One

PVC Window to front. Fitted sliding wardrobes;

Bedroom Two

PVC Window to front. Storage cupboard;

Bedroom Three

PVC Window to rear. Storage cupboard;

Bathroom

Fitted with a four piece suite comprising double shower, corner bath, low level wc and wash hand basin. PVC window to rear;

Workshop

Accessed via rear garden. Fitted with power and electric with fitted units and shelves.

