



1 ORMONDE CLOSE. CARDIFF. CF23 9JG

OFFERS OVER £310,000

A fantastic opportunity to purchase this well presented 3 bedroom, semi detached property sitting on a spacious corner plot in the highly sought after area of Cyncoed, Cardiff. Ideally situated on a quiet street, close to local amenities, excellent schools and with convenient road and transport links... this property is not to be missed!

The ground floor comprises of entrance porch, spacious hallway with under stair WC, generous lounge with fire place, dining room and well proportioned kitchen with attractive units, work tops and tiling. Also included is the integrated gas oven, induction hob, extractor fan, integrated dishwasher, washing machine and integrated fridge with freezer compartment. There is also direct access to the rear garden from the kitchen.

On the first floor are three excellent sized bedrooms, offering plenty of space for comfortable family living. There is a fully tiled shower room with separate WC. The house also benefits from gas central heating and double glazing throughout.

ENTRANCE PORCH

Upon entrance to the property is a useful porch space, with door leading to the hallway.

HALLWAY

Spacious entrance hallway with stairs leading to the first floor, an under the stair WC and access to the kitchen and lounge.

LOUNGE

14'04 x 11'40 (4.37m x 3.35m)

A generous lounge with neutral carpet, gas fire with surround and window overlooking the front garden. Along with direct access to the dining room via double doors.

DINING ROOM

11'02 x 9'60 (3.40m x 2.74m)

An excellent dining room with neutral carpets and window overlooking the rear garden.

KITCHEN

10'86 x 8'15 (3.05m x 2.44m)

Well proportioned kitchen with attractive units, work tops and tiling. Also included is the integrated gas oven, induction hob, extractor fan, integrated dishwasher, washing machine and integrated fridge with freezer compartment. There is also direct access to the rear garden from the kitchen.

BEDROOM ONE

13'52 x 10'69 (3.96m x 3.05m)

Large double bedroom with neutral carpets, built in mirrored wardrobes and window overlooking the front garden.

BEDROOM TWO

11'08 x 10'66 (3.56m x 3.05m)

Spacious double bedroom with neutral carpets, storage cupboard and window overlooking the rear garden.

BEDROOM THREE

9'73 x 7'17 (2.74m x 2.13m)

Good sized single bedroom, neutral carpets, built in storage and window overlooking the front garden.

FAMILY SHOWER ROOM

7'01 x 6'28 (2.16m x 1.83m)

Fully tiled family shower room, with shower cubicle, sink unit with cupboard storage and rear facing window.

SEPARATE WC

Separate WC to the left of the shower room.

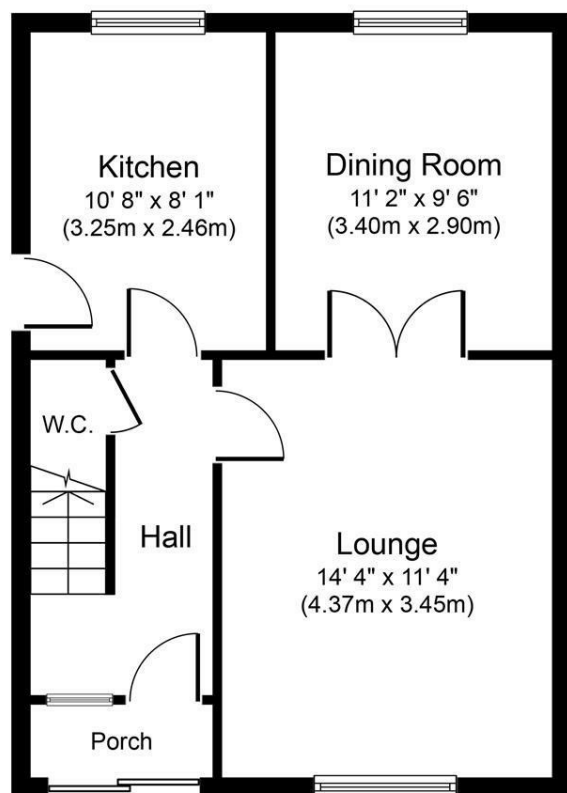
OUTSIDE SPACE

To the rear of the property is an ample sized wrap around garden, comprising of two tiers, complete with a home made summer house with electricity supply, green house and storage shed. To the front of the property is a further lawned area with steps leading up to the main foot path.

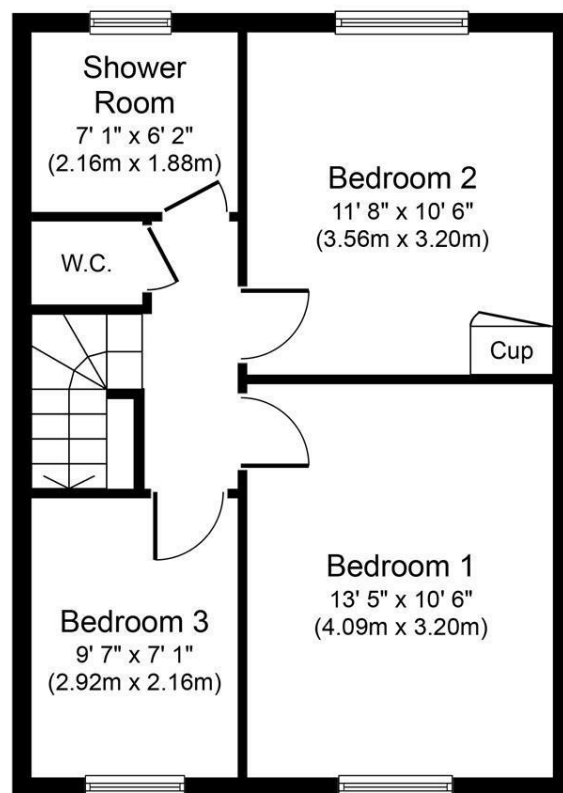
GARAGE & OFF ROAD PARKING

To the side of the property there is a garage with space for one vehicle, benefiting from electrical supply and an up and over electric door. Along with a further off road parking space.

FLOOR PLAN



Ground Floor
Approximate Floor Area
458 sq. ft.
(42.6 sq. m.)



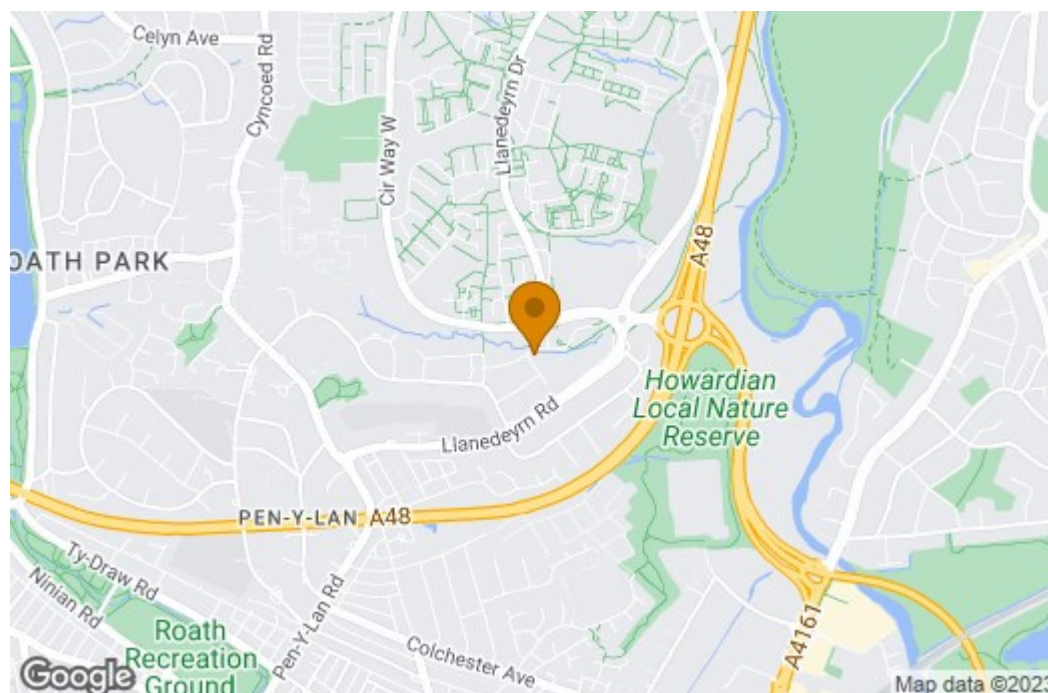
First Floor
Approximate Floor Area
458 sq. ft.
(42.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

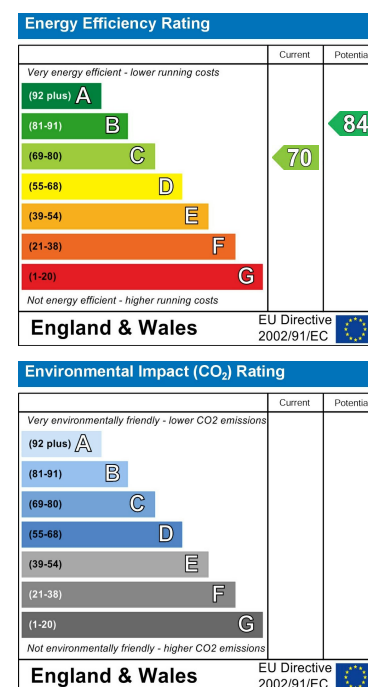
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AREA MAP



ENERGY EFFICIENCY GRAPH



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