

20 Dunsmuir Road, Tremorfa
Cardiff
CF24 2SP

Entrance Hall

Enter via a Upvc glazed door. Balustrade stairwell. Radiator. Under stairs storage with plumbing for washing machine. 1/2 Glazed door into lounge. Tiled ceramic floor running through to kitchen dining room via a feature archway opening.



Lounge 13'3" (min) x 9'9" (min)

A generous sized living room with bay window to front. Coved ceiling. Laminate floor. Radiator.



Kitchen 14'9" x 5'9"

Being the 'Galley' style part of the kitchen featuring a large selection of quality white gloss wall and base units incorporating stainless steel sink unit & mixer tap, integrated dish washer, gas hob, double electric oven, micro wave oven & extractor canopy. Tiled splash backs. Door leading out to rear garden. Door leading into cloakroom W.C. Open through access into:



Dining Room 13'6" x 8'6"

Being a continuation of the kitchen featuring white gloss base & tall units incorporating worktop space and integrated fridge freezer. Dividing breakfast bar. Radiator. 'French' style glazed doors leading into:



Conservatory 10'3" x 8'6"

A nice addition to the property being this Upvc framed & glazed conservatory with 'French' style doors leading out to garden. Radiator.



Cloakroom W.C.

Partially tiled with suite comprising of low level W.C. & Wash hand basin.

First Floor Landing

Doors off leading to three bedrooms & bathroom W.C. Loft space with pull down ladder

Bedroom 1 11'6" x 10'9"

A spacious double bedroom boasting floor to ceiling fitted wardrobes. Radiator. Window to rear



Bedroom 2 10'3" x 9'9"

Good sized double bedroom again boasting floor to ceiling wardrobes. Window to front. Radiator.



Bedroom 3 12'6" x 7' (min)

Larger than average third bedroom. Two windows to front. Radiator



Bathroom W.C.

Refurbished to a god standard with tiled walls and floors and modern white colored suite comprising low level W.C. Vaniyu unit with wash hand basin. Paneled bath incorporating mains fed mixer shower & glazed screen. Radiator. Window. Wall cabinet sites a gas combination boiler that fires domestic hot water and central heating



Front Garden

Based in concrete decorative print offering off road parking for two cars

Rear Garden

Again based in decorative concrete print and enclosed by timber fencing



Out Building
Ideal for storage or workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

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Really Must Be Viewed! At Popular Tremorfa Close To Leisure Center & Playing Fields Can Be Found This Most Improved And Well Presented Bay Fronted Mid Terrace House Offering Good Sized Family Accommodation. Briefly Comprising Entrance Hall, Lounge, Refitted Open Plan Kitchen Dining Room Boasting Integrated Appliances, Conservatory, Cloakroom W.C. Three Bedrooms & Fully Tiled Bathroom W.C. & Shower. Gas Fired Central Heating. Upvc Windows & Doors. Off Road Parking For Two Cars. Rear Garden. Rear Out Building For Storage. Viewing Highly Recommended.

£194,950 Freehold