

St. Donats Road

CARDIFF, CF11 8AL

GUIDE PRICE £190,000

Hern &
Crabtree



St. Donats Road

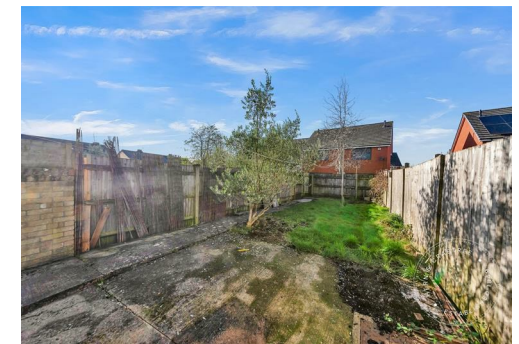
A well-presented two-bed mid-terrace with valuable driveway parking.

Inside, you'll find a straightforward and comfortable arrangement: a hallway leading into the main lounge/diner, followed by a kitchen that opens onto the garden. Upstairs are two bedrooms and a shower room.

Outside, the front driveway provides valuable off-road parking, and the rear garden is a good size—fully enclosed and offering plenty of scope for landscaping or simply enjoying the space as it is.

Located on the border of Canton and Leckwith, this two-bedroom home offers a practical layout, driveway parking and a generous rear garden, making it a strong option for first time buyers or investors alike. It's a spot that appeals to commuters - the property sits just on the edge of town, giving excellent access to Cardiff Bay, the Vale of Glamorgan and the M4.

Offered for sale with no onward chain.



611.00 sq ft

Front

Driveway providing off-road parking.

Hall

Enter via a double glazed composite door to the front elevation. Dado rail. Radiator. Stairs rise up to the first floor.

Lounge/Diner

Double glazed bay window to the front elevation. Coved ceiling. Ceiling rose. Dado rail. Chimney breast with inset, marble surround and mantle. Wooden laminate flooring. Radiator.

Kitchen

Three double glazed windows to the rear elevation. Double glazed door leading to the rear garden. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback. Space for cooker. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for further appliances. Understairs storage cupboard. Vinyl flooring. Radiator.

Landing

Stairs rise up from the hall. Dado rail. Wooden handrail. Loft access hatch.

Bedroom One

Double glazed window to the front elevation. Fitted wardrobe. Radiator.

Bedroom Two

Double glazed window to the rear elevation. Fitted cupboard with concealed gas combination boiler. Dado rail. Radiator.

Shower Room

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Fitted electric shower with sliding doors. Vinyl slip resistance flooring. Tiled walls. Extractor fan. Radiator.

Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature tree.

Additional Information

Freehold. Council Tax Band A (Cardiff). EPC rating C.

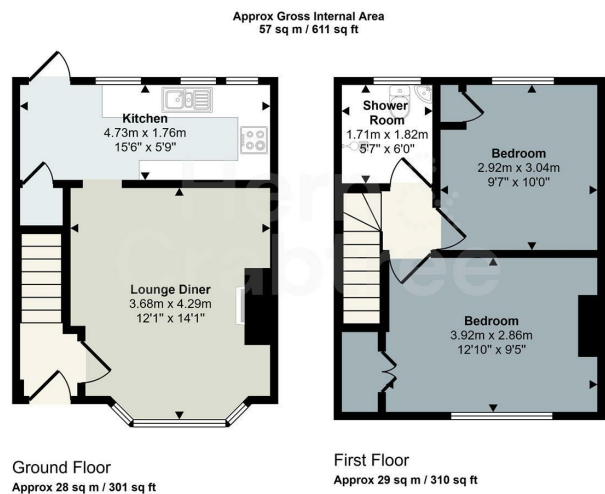
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(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



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