

# Sloper Road

CARDIFF, CF11 8AE

GUIDE PRICE £300,000

**Hern & Crabtree**



# Sloper Road

An attractive three-bedroom semi-detached house on the popular Sloper Road.

The property is approached via a private driveway providing off-road parking, leading into a central hallway with stairs rising to the first floor. To the front, a bright bay-fronted living room creates a comfortable retreat, while to the rear an open-plan sitting and dining room forms the heart of the home. With a gas fire and French doors opening directly onto the garden, this space is perfectly suited to both everyday living and entertaining. An inner hallway leads to the well-equipped kitchen, alongside a practical ground floor wet room with shower, and a separate utility room with plumbing for a washing machine.

Upstairs, the accommodation continues with three well-proportioned bedrooms, all offering excellent natural light, complemented by a family bathroom.

Outside, the large rear garden provides a private and versatile outdoor space, further enhanced by a detached garage, ideal for storage or workshop use.

Well located for local amenities, schools and parks, this attractive home combines comfort, space and convenience in equal measure. A property that has clearly been cared for, it presents a superb opportunity for those looking to establish themselves in a strong residential setting.



# 1151.00 sq ft

## Front

Low rise brick wall with wrought iron railings and gates. Driveway providing off road parking for multiple vehicles.

## Hallway

Triple glazed composite door to the front elevation. Wooden laminate flooring. Radiator. Dado rail. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

Triple glazed bay window to the front elevation. Radiator. Wooden French doors to the sitting room.

## Sitting Room

Coved ceiling. Wooden laminate flooring. Radiator. Gas fire with stone surround and hearth. Wooden French doors to the living room. Squared off archway to the dining room.

## Dining Room

Double glazed French doors and window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator. Squared off archway to the sitting room.

## Inner Hall

Double glazed obscure door to the rear garden. Double glazed window to the side elevation. Tiled flooring. Radiator.

## Kitchen

Double glazed window to the side elevation. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated double oven. Space for fridge freezer. Tiled flooring. Radiator.

## Shower Room

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bidet. Wet room style shower with electric fitted shower. Tiled walls. Tiled flooring. Heated towel rail.

## Utility

Plumbing for washing machine. Space for tumble dryer. Space for further appliances.

## Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Dog-leg staircase. Triple glazed window to the front elevation. Dado rail. Loft access hatch.

## Bedroom One

Double glazed window to the rear elevation. Coved ceiling. Radiator. Fitted storage cupboard with concealed gas combination boiler.

## Bedroom Two

Triple glazed window to the front elevation. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Radiator.

## Bathroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. P-shaped bath with shower over. Tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Paved patio. Grass lawn. Mature shrubs and trees.

## Garage

Roller garage door. Wooden door and window to the side elevation.

## Additional Information

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

## Disclaimer

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