

Caerau Lane

CAERAU, CARDIFF, CF5 5HR

GUIDE PRICE £250,000

**Hern &
Crabtree**



Caerau Lane

Perfectly positioned on a desirable corner plot along a tree-lined street in Caerau, this traditional double-bay-fronted, three-bedroom semi-detached home is beautifully presented throughout.

Retaining plenty of charm and character, the property is ready for its next occupier to move straight in. The accommodation briefly comprises an entrance hall, a spacious open-plan lounge/dining room to the front, and an L-shaped kitchen on the ground floor.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a wrap-around rear garden, an off-street parking space and a single garage positioned to the rear.

This wonderful property is situated on Caerau Lane and is located within close proximity to Culverhouse Cross, there are a good selection of amenities and 24 hour Tesco along with excellent M4 access and link road to Cardiff city centre. Internal viewings are highly recommended!



Approx 903.00 sq ft

Council Tax Band: C

Entrance

Entered via a double glazed door to the front.

Entrance Hall

Stairs to the first floor. Radiator. Parquet flooring.

Kitchen

Double glazed window to the front and side. Obscure double glazed door to the side. The kitchen is fitted with wall and base units with laminate worksurfaces and tiled splashback. Stainless steel sink and drainer. Four ring integrated electric hob and oven. Space and plumbing for a washing machine and tumble dryer. Radiator. laminate flooring.

Dining Room

Dining area has double glazed bay window to the side. Picture rail. Radiator. Parquet flooring. Archway to the lounge. Double glazed windows to both sides. Radiator

Lounge

Double glazed and a single glazed window to the side. Radiator. Continuation of parquet flooring. Feature fireplace with slate hearth.

FIRST FLOOR

Landing

Wooden banister. Large storage cupboard.

Bedroom One

Double glazed window to the front. Radiator.

Bedroom Two

Double glazed bay window to the front. Radiator. Loft access hatch.

Bedroom Three

Double glazed window to the rear. Radiator. Large built in wardrobe housing boiler.

Bathroom

Obscure double glazed window to the side. Bath and wash hand basin. Heated towel rail. Laminate flooring.

W/c

Obscure double glazed window to side. W/c.

OUTSIDE

Front

Front garden wraps around to the rear garden enclosed with a hedge border. Parking Space leading to the Garage. Paved area. Lawn area.

Garage

Brick built garage with power and light.

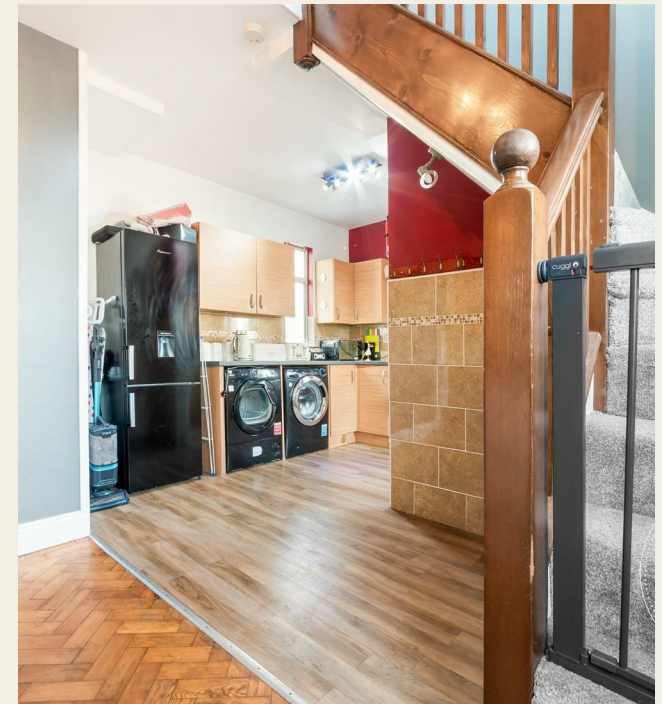
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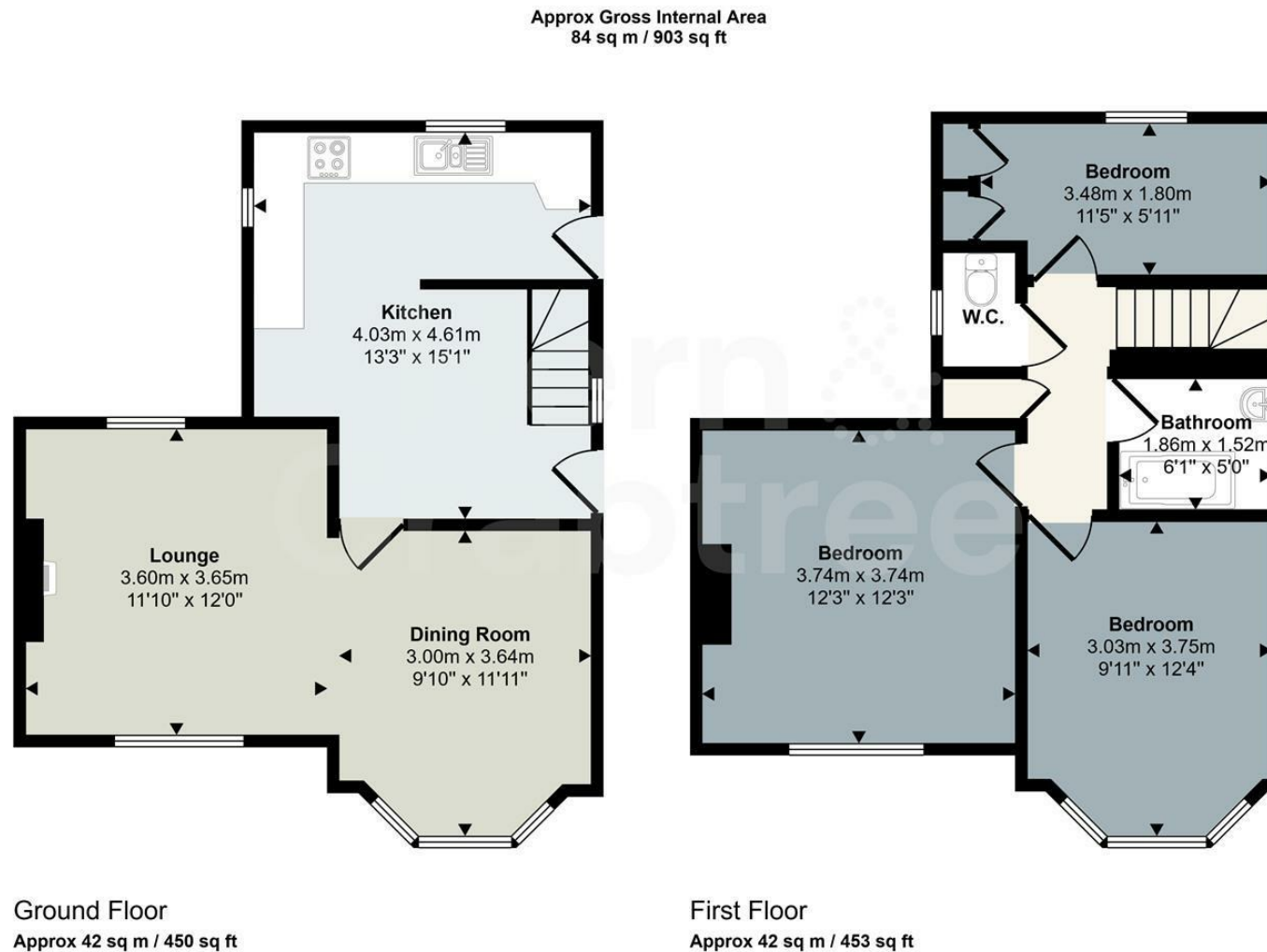
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure and additional information

We have been advised by the seller that the property is freehold, Council tax band is C - EPC=D







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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Hern & Crabtree

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