

# Narberth Road

CAERAU, CARDIFF, CF5 5EW

**GUIDE PRICE £240,000**

**Hern &  
Crabtree**



# Narberth Road

A generous, extended three-bedroom semi-detached home, complete with a versatile loft room, enjoying a leafy green outlook and set back from a quiet street in the sought-after area of Caerau.

Well maintained throughout, this property offers spacious and well-balanced accommodation, perfect for family living. The ground floor briefly comprises an inviting entrance hall, cloakroom, a bright and airy dual-aspect lounge, and a separate dining room that flows seamlessly into the kitchen and a handy utility room to the ground floor.

To the first floor are three well-sized bedrooms and a family bathroom. Stairs lead to a loft room, providing excellent additional space suitable for a home office, hobby room, or guest accommodation.

Externally, the property benefits from off-street parking to the front and a fantastic-sized landscaped rear garden, a true highlight of the home offering plenty of space for outdoor dining or children's play.

Narberth Road is positioned in Lower end of Caerau and is located close to local shops and amenities as well as great public transport links to and from Cardiff City Centre. It is also in close proximity to major link roads and shops that Culverhouse Cross has to offer. Internal viewings are highly recommended!



# 1336.00 sq ft

## Entrance Hall

Entered via a pvc front door, coved ceiling, radiator, stairs to the first floor.

## Cloakroom

Double obscure glazed window to the side, w.c., laminate flooring.

## Living Room

Double glazed window to the front and double glazed patio doors to the rear, radiator, coved ceiling, electric fireplace with wooden mantle and surround and marble hearth, parquet flooring.

## Kitchen/Diner

Double glazed window to the front and the rear, fitted with base units with worktop over, one and a half stainless steel sink and drainer, space and plumbing for a gas cooker, coved ceiling, radiator, a storage cupboard, laminate flooring.

## Utility

Double glazed window to the side and door to the rear, space and plumbing for a washing machine, laminate flooring.

## First Floor Landng

Stairs rise up from the hall, storage cupboards, one housing the combination boiler, stairs to the second floor.

## Bedroom One

Twin double glazed window to the front, radiator, built in wardrobe.

## Bedroom Two

Double glazed window to the side, radiator, coved ceiling, built in wardrobe.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Double obscure glazed window to the side, fitted with bath with shoer over, w.c and wash hand basin, radiator, tiled walls and tiled floor.

## Loft Room

Stairs from the first floor landing, double glazed window to the side, eaves storage.

## Rear Garden

## Front

Low rise wall, lawn area, pedestrian gate and double gate to parking area, gate to the side.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is C.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

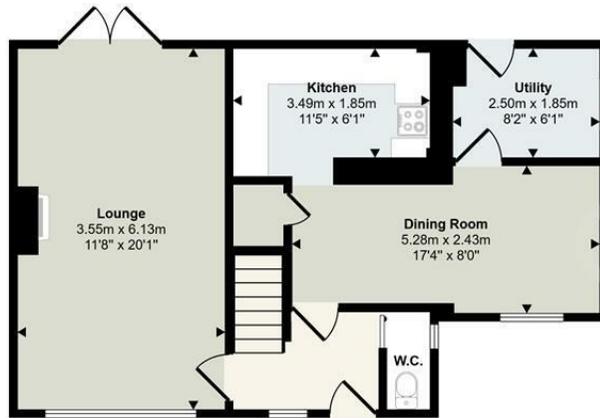




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

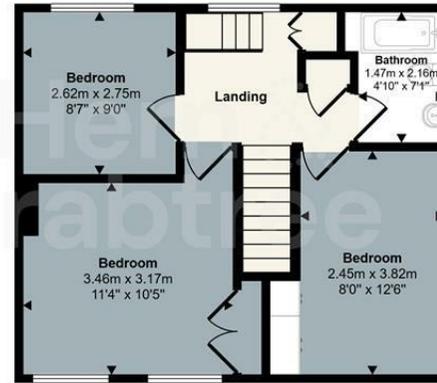


Approx Gross Internal Area  
124 sq m / 1336 sq ft

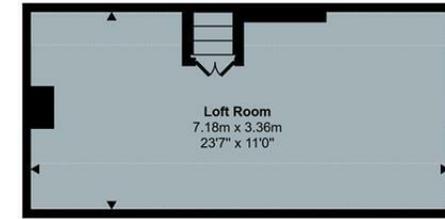


Ground Floor  
Approx 56 sq m / 607 sq ft

Denotes head height below 1.5m



First Floor  
Approx 44 sq m / 469 sq ft



Second Floor  
Approx 24 sq m / 259 sq ft

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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