

Muirton Road

CARDIFF, CF24 2SL

GUIDE PRICE £230,000

**Hern &
Crabtree**



Muirton Road

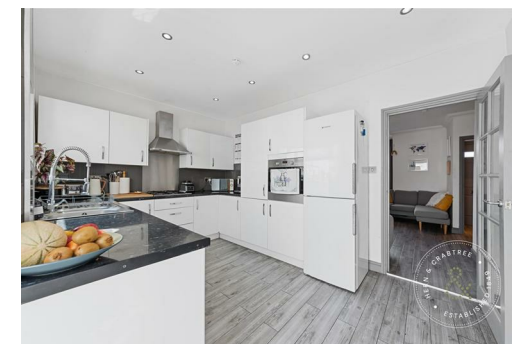
This beautifully presented three bedroom mid terrace home offers bright, well balanced accommodation throughout, making it an excellent choice for first time buyers, young families or those looking to move straight into a well cared for home.

The property opens into a practical entrance porch before leading into a welcoming living room, where a large front facing window fills the space with natural light. A feature fireplace creates an attractive focal point, while useful built in storage and shelving make excellent use of the available space. To the rear, the kitchen has been thoughtfully arranged with an excellent range of fitted units, integrated appliances and ample space for everyday dining and entertaining. Beyond this is a conservatory, providing a versatile additional reception area with direct access to the rear garden.

Upstairs are three well proportioned bedrooms together with a family shower room, all presented in excellent order.

Outside, the rear garden has been designed with ease of maintenance in mind, offering a combination of patio, lawn and gravelled seating areas surrounded by timber fencing, creating a private space to enjoy throughout the year. To the front, the property benefits from a substantial driveway providing off road parking for multiple vehicles, something rarely found with homes of this style.

Situated in Tremorfa, the property enjoys excellent access to Cardiff city centre, the A48 and M4 motorway, making it ideal for commuters. Nearby are a range of local shops, supermarkets and everyday amenities, together with schools for all ages. The popular Rumney Recreation Ground, Splott Park and the vibrant amenities of Newport Road are all within easy reach, whilst Cardiff Bay and the city centre can both be reached within a short drive.



848.00 sq ft

Entrance Porch

Wooden entrance door to front. Tiled flooring. Wooden glazed door leading into the living room.

Living Room

Double glazed bay window to the front. Coved ceiling. Radiator. Feature fireplace with wooden surround, slate back and slate hearth. Built in low level cupboards and shelving to either side of the chimney breast. Tiled flooring. Door leading to the kitchen.

Kitchen

Double glazed window overlooking the conservatory. Range of wall, base and drawer units with laminate work surfaces incorporating a stainless steel one and a half bowl sink and drainer. Integrated four ring gas hob with electric oven and grill. Integrated dishwasher. Space and plumbing for washing machine. Space for American style fridge freezer. Vertical radiator. Recessed spotlights. Large understairs storage cupboard. Tiled flooring. Opening into the conservatory.

Conservatory

Double glazed windows to the rear and sides with double glazed roof. Double glazed patio doors opening onto the rear garden. Continuation of tiled flooring.

Landing

Loft access hatch. Coved ceiling. Wooden balustrade.

Shower Room

Double glazed obscured window to the rear. Fully tiled walls. Walk in shower. Wash hand basin. WC. Heated towel rail. Tiled flooring.

Bedroom One

Double glazed window to the front. Coved ceiling. Radiator.

Bedroom Two

Double glazed window to the rear. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to the front. Radiator.

Front Garden

Large paved driveway providing off road parking for at least two vehicles. Timber fencing to both boundaries.

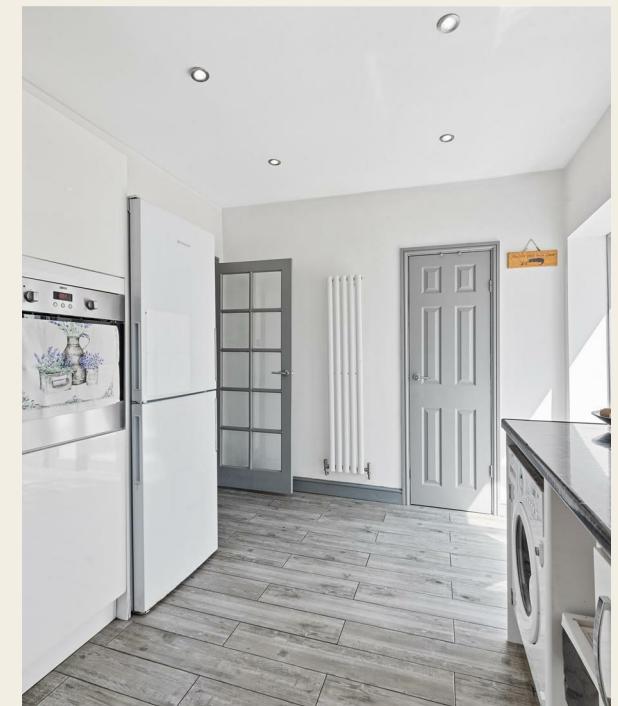
Rear Garden

Enclosed by timber fencing. Paved seating area leading to a lawn with gravelled section and raised patio to the rear. Flower borders.

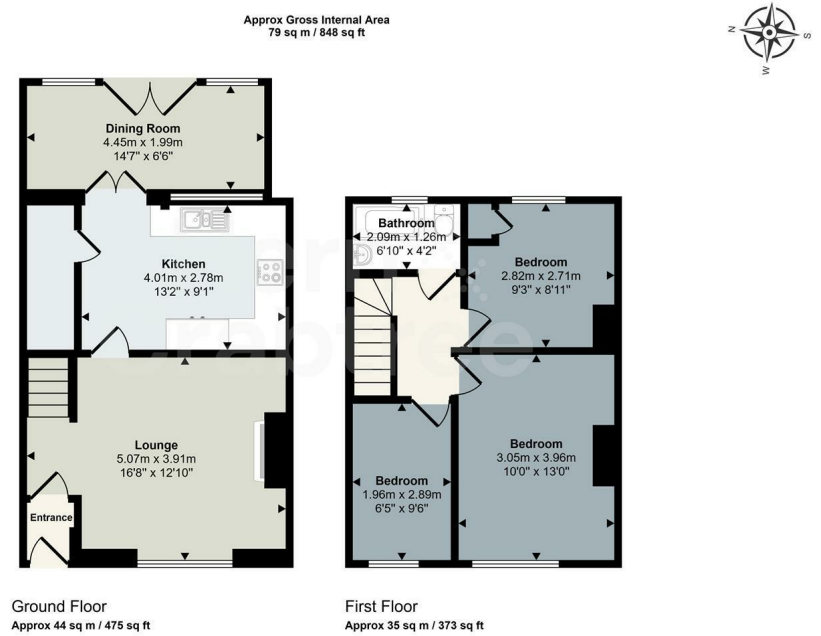
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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