

Alltmawr Road

CARDIFF, CF23 6NQ

GUIDE PRICE £630,000

**Hern &
Crabtree**



Alltmawr Road

In need of modernisation.

Welcome to this charming detached dormer bungalow located on Alltmawr Road in Cardiff. Situated on a quiet road in the sought-after location of Cyncoed, the property is close to amenities and transport links as well as being in the school catchment for Rhydypennau Primary and Cardiff High School.

The accommodation briefly comprises an entrance porch, hallway, a reception room and ground floor bedroom, a further spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones, kitchen and a bathroom to the ground floor along with a conservatory/glass house wrapping the rear of the property. To the first floor there are two bedrooms and a WC.

There is planning permission granted for the demolition of the garage, new storey and a half rear extension and new hip to gable roof with Three bedrooms and two bathrooms.

One of the highlights of this bungalow is the large rear garden, providing ample space for outdoor activities or a peaceful retreat after a long day. Additionally, the property offers off-street parking and a garage, ensuring convenience.

Don't miss out on the opportunity to own this delightful bungalow in a prime location. Contact us today to arrange a viewing and make this house your new home in Cardiff.

- Detached dormer bungalow
- Sought after location
- Enclosed rear garden
- Council Tax Band - G
- Three bedrooms
- Off street parking and garage
- Potential to extend
- EPC - D



sq ft

Entrance Porch

Entered via a wooden door to the front with obscured stained glass windows into a porch with tiled sides and floors, step to the hallway.

Hallway

Wooden door from the porch with stained glass detail obscured glass. Built-in storage cupboards, radiator. Single glazed obscured leaded windows to the side, stairs to the first floor. Under stair storage cupboard, doors to:

Reception Room

11'4 x 11'4

Double glazed bay window to the front, radiator, coved ceiling. Open doorway to bedroom three.

Bedroom Three

12'3 x 13'6

Double glazed bay window to the front, radiator, coved ceiling.

Bathroom

Obscure glazed window to the side. Bath with plumbed shower over, glass screen and tiled enclosure. WC, wash basin, radiator, laminate flooring.

Kitchen

11'4 x 9'9 max

Door from hallway with glass panels. Double glazed window to the side and door to the conservatory. Kitchen is fitted with wall and base units with work tops over, sink and drainer with mixer tap. Integrated four ring electric hob with extractor over. Integrated electric oven and grill. Space and plumbing for washing machine, space for fridge freezer. Part tiled walls, built-in storage cupboards. Serving hatch to dining area.

Living Room/ Diner

26'1 x 18'11

Large living room diner with obscured leaded stained glass detail feature windows to the front. Windows to the side and rear along with glass panel door into the conservatory. Three radiators, coved ceilings, wall lights. Serving hatch from the kitchen.

Conservatory

L-shaped conservatory that wraps around the property from the living room to the rear kitchen door. Low rise wall, glass windows and glass roof. Double glass panel doors to the rear garden.

First Floor

Stairs rise up from the entrance hall with hand rail to the first floor landing.

Landing

Loft access hatch, radiator, stained glass obscured lead detail window to the rear. Built-in cupboard housing combination boiler. Doors to:

Bedroom One

16'7 x 14'6

Double glazed windows to the rear, radiator, storage cupboard.

Bedroom Two

12'8 x 12'10 max

Double glazed windows to the front, radiator.

WC

WC, wash hand basin with tiled splash back, double obscure glazed window to the side, laminate flooring.

External

Front

Paved driveway, access to the garage, mature bushes and flower beds.

Rear Garden

Steps from the conservatory, large paved area with feature circular planting bed. Large lawn, summer house to the rear. Timber fencing, mature planting border and shrubs. Access to the garage.

Garage

Up and over door to the front, access to the rear garden.

Additional Information

We have been advised by the vendor that the property is Freehold.

There is planning granted for 'Demolition of the garage, new storey and a half rear extension and new hip to gable roof with three bedrooms and two bathrooms'. Planning Reference 24/00280/HSE.

Council Tax Band - G

EPC - D

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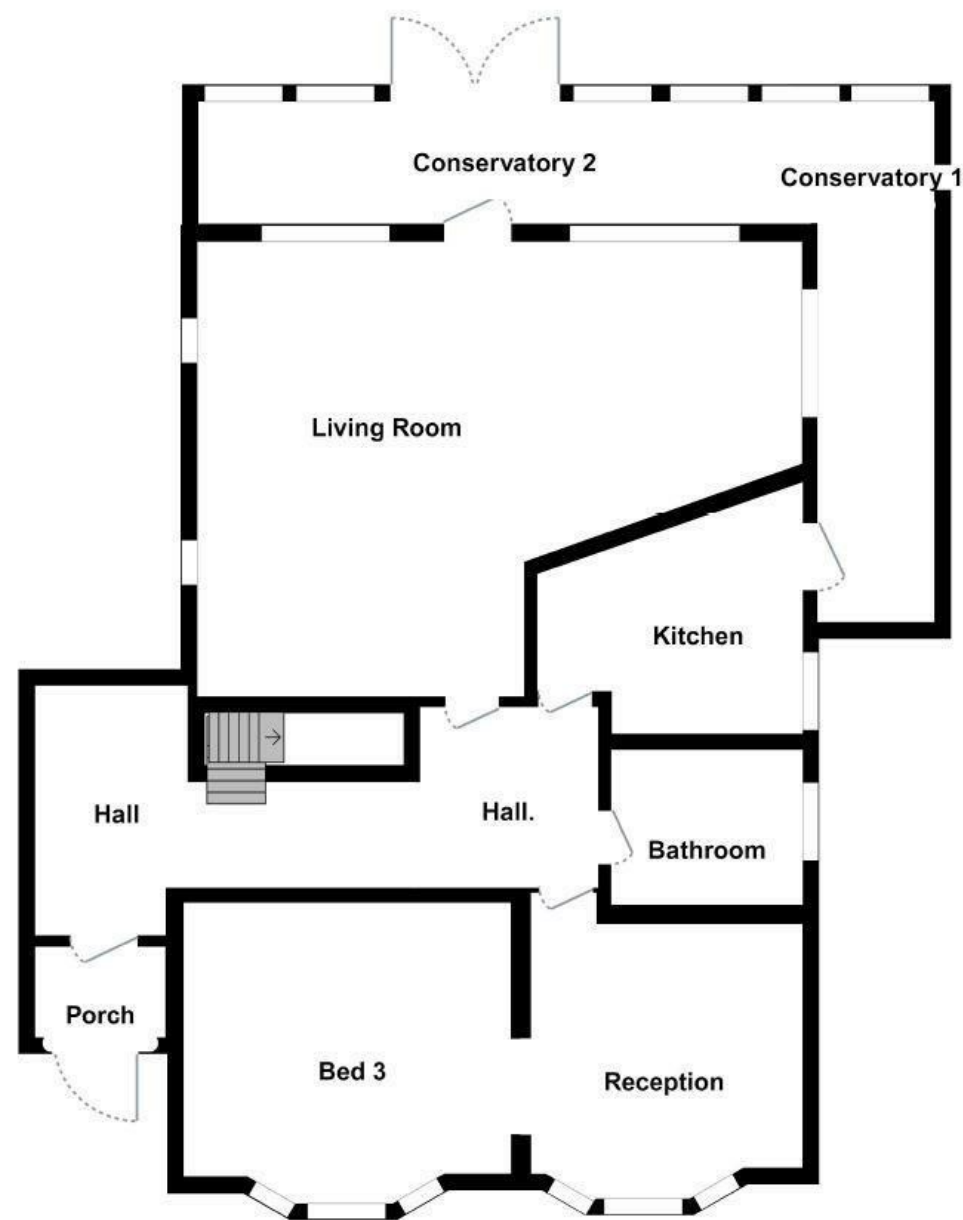
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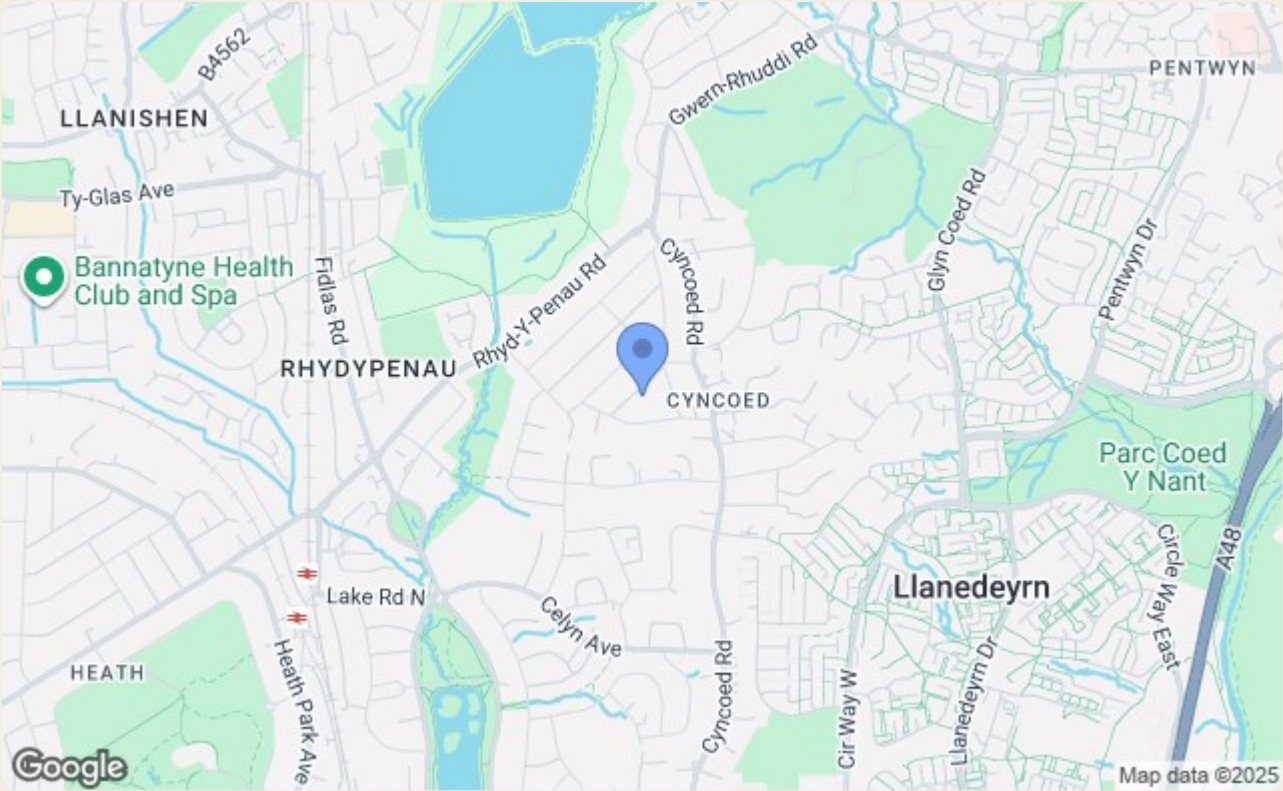




For illustration purposes only. Not to scale.

Ground Floor

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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