

FOR SALE

Offers in the Region of £229,950 Freehold



60 Narberth Road, Cardiff, South Glamorgan. CF5 5EX

- 3 BEDROOMS
- PRIVATE DRIVEWAY
- 3 RECEPTION ROOMS
- DOWN STAIRS W.C.
- CLOSE TO ALL LOCAL AMENITIES
- LARGE UTILITY ROOM & DOWNSTAIRS SHOWER



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PROPERTY DESCRIPTION

**** Offers in the Region of £229,950 **** Discover this charming 3-bedroom semi-detached house offering an impressive three reception rooms, perfect for family living and entertaining guests. The property boasts a spacious layout, including a large utility room and a downstairs shower, adding convenience and comfort to your daily routine. With a downstairs W.C. and ample living space, this home perfectly balances practicality with style. Outside, a private driveway provides secure parking, enhancing the overall appeal. Ideally situated close to all local amenities, this residence offers easy access to shops, schools, and transport links, making it an excellent choice for families and professionals alike. Don't miss the opportunity to make this versatile and welcoming property your new home.

CURRENT TENANT SERVED NOTICE -



ROOM DESCRIPTIONS

Hallway

1.94 x 3.02 m

6'4" x 9'11"

Kitchen

2.87 x 3.02 m

9'5" x 9'8"

Living Room (Front)

4.48 x 3.36 m

14'8" x 11'0"

Living Room (Home Office)

2.52 x 3.05 m

8'3" x 10'0"

Dining Room

2.51 x 3.97 m

8'3" x 13'0"

W/C

0.85 x 1.33 m

2'9" x 4'4"

Utility Room

1.06 x 3.78 m

3'5" x 12'4"

Shower Room

1.70 x 1.66 m

5'6" x 5'5"

Bedroom 1

3.59 x 3.30 m

11'9" x 10'9"

Bedroom 2

4.43 x 2.56 m

14'6" x 8'4"

Bedroom 3

2.85 x 2.40 m

9'4" x 7'10"

Bathroom

1.96 x 1.69 m

6'5" x 5'6"

Landing

1.97 x 2.23 m

6'6" x 7'3"



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Central. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

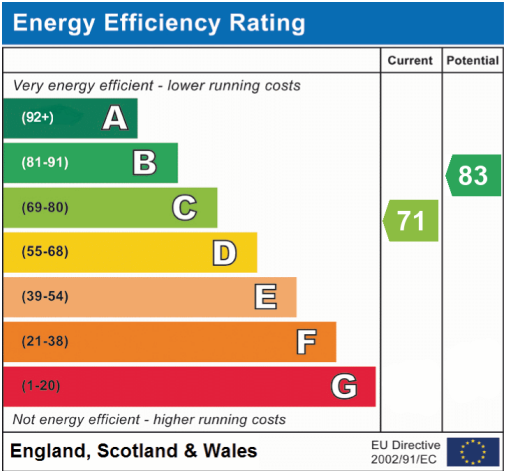
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC



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