

FOR SALE

£295,000 Freehold



Caerau Park Place, Caerau, Cardiff. CF5 5JH

- NO CHAIN
- 4-BEDROOMS
- SEMI-DETACHED HOUSE
- PERIOD DOUBLE BAY FRONTED
- DRIVEWAY
- CONVERTED GARAGE/OUTBUILDING
- ORIGINAL PARQUET FLOORING
- NEWLY FITTED KITCHEN
- NEWLY FITTED GUEST WC
- REAR LANE ACCESS



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PROPERTY DESCRIPTION

Discover this charming 4-bedroom period semi-detached house situated in the desirable area of Caerau. Boasting an elegant double bay front and original parquet flooring throughout, this home blends character with modern convenience. Featuring two spacious reception rooms, a newly fitted kitchen, a converted garage/outbuilding, and a newly installed guest WC, this property offers versatile living space ideal for a growing family or those seeking additional home office options. Complete with off-street parking via the driveway and convenient rear lane access, this property is offered with no onward chain, presenting an excellent opportunity to purchase a character-filled home in a sought-after location.

Caerau is a vibrant community offering excellent local amenities, schools, and green spaces. Convenient transport links ensure easy access to nearby town centres and the M4 corridor, making it ideal for commuters. The area combines suburban tranquillity with all the benefits of urban living, perfect for families and professionals alike.

Upon entering, you are welcomed into a bright hallway leading to two well-proportioned reception rooms, each offering ample space for both relaxing and entertaining. The original parquet flooring adds timeless elegance to these living areas. The newly fitted kitchen features modern units and integrated appliances, providing a stylish and practical space for daily meal preparation. Upstairs, the property comprises four comfortable bedrooms, each neutrally decorated and flooded with natural light. The family bathroom services these rooms, while the newly installed guest WC adds further convenience. The converted garage offers flexible use, whether as a home office, gym, or storage area. Outside, the driveway provides valuable off-street parking, while rear lane access enhances privacy and ease of movement.

Don't miss the chance to own this delightful period home in Caerau, combining character, space, and convenience in one fantastic package. Arrange a viewing today and envision your future in this beautiful property.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to stone chippings; pedestrian path to side laid to concrete slabs provides access to Front Door and timber gate providing access to Rear Garden

Entrance Hall

9' 11" x 9' 0" (3.02m x 2.74m) Accessed via composite front door with obscured DG panels; original parquet flooring; radiator with bench seat; under stairs storage cupboards; access to all ground floor rooms; decorative uPVC picture window to side; carpeted staircase rises to First Floor

Guest WC

2' 10" x 4' 9" (0.86m x 1.45m) Recently re-fitted with LVT flooring; partly tiled walls; sink with mixer tap; WC; storage cupboards

Reception Room

9' 11" x 12' 0" INTO BAY (3.02m x 3.66m) Original parquet flooring; radiator; bay window to front with uPVC DG

Open-Plan Living Room & Dining Area

12' 0" x 27' 10" (3.66m x 8.48m) Original parquet flooring to Living Area and LVT flooring to Dining Area; 2 x modern radiators; log burning stove; uPVC DG window to front, Velux window to rear extension and uPVC DG sliding patio door to rear providing access to Rear Garden

Kitchen

13' 6" MAX x 10' 9" MAX (4.11m x 3.28m) Recently re-fitted with matching wall and base units with worktops over and tiled splash backs; composite sink with draining board and mixer tap; integrated fridge/freezer; integrated Lamona 4-ring electric hob; integrated Lamona electric fan-assisted oven; integrated Lamona dishwasher; integrated Lamona washing machine; additional larder/storage cupboards; uPVC DG window to rear; uPVC door with obscured DG panel provides access to Rear Garden

First Floor Landing

2' 10" x 15' 4" (0.86m x 4.67m) Carpeted; access to all bedrooms, Family Bathroom, WC and loft hatch; gas central heating combi boiler: Ideal Classic 30

Bedroom 1

12' 7" x 11' 11" (3.84m x 3.63m) Carpeted; radiator; in-built storage; uPVC DG window to front

Bedroom 2

9' 11" x 12' 1" INTO BAY (3.02m x 3.68m) Carpeted; radiator; bay window to front with uPVC DG

Bedroom 3

7' 5" x 8' 5" (2.26m x 2.57m) PLUS STORAGE AREA Carpeted; carpeted steps down from built-in storage/wardrobe area; radiator; uPVC DG window to rear

Dressing Room / Bedroom 4

7' 0" x 5' 10" (2.13m x 1.78m) Carpeted; radiator; uPVC DG window to rear

Family Bathroom

6' 3" x 5' 3" (1.91m x 1.60m) Vinyl flooring; pedestal wash hand basin with mixer tap; panelled bath with mixer tap and shower attachment and foldable plastic shower screen; uPVC obscured DG window to side

WC

2' 10" x 4' 4" (0.86m x 1.32m) Vinyl flooring; WC

Rear Garden - Low-Maintenance

Accessible externally via timber gate to side of property or timber gate to rear lane; Patio area laid to concrete; series of steps lead up to raised area with converted Garage/Outbuilding

Converted Garage / Outbuilding

17' 11" x 10' 10" (5.46m x 3.30m) PLUS SIDE STORAGE AREA Main access via uPVC French Doors; Side Storage area accessed via uPVC door with obscured DG panel; Power & Light



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (70)

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

Mobile Signal

Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent

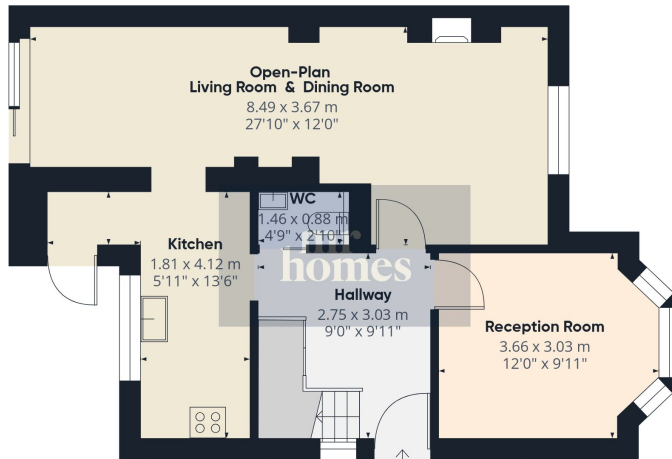
Construction Type

Standard



FLOORPLAN & EPC

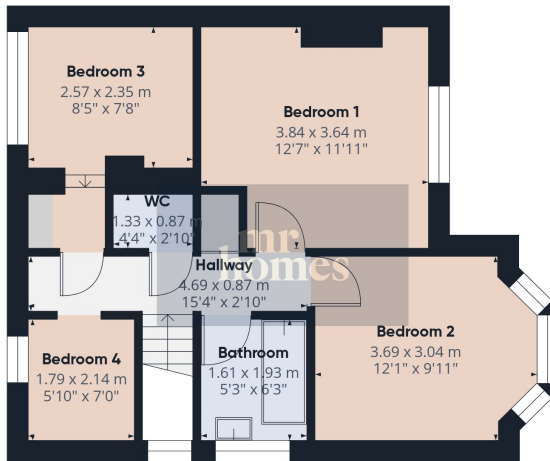
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Floor 0 Building 1

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Approximate total area^m
98.1 m²
1056 ft²

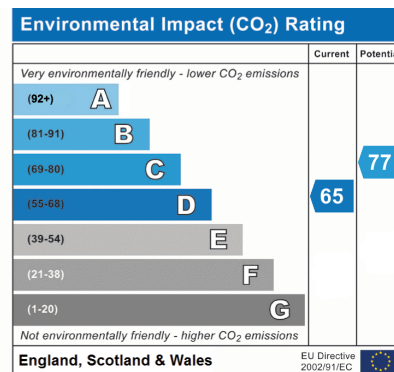
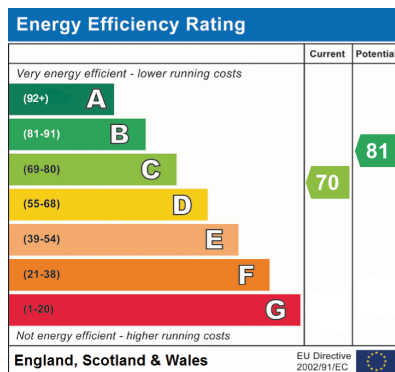


Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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