



Tidenham Road, Cardiff. CF5 5EF
Offers In Excess Of £110,000



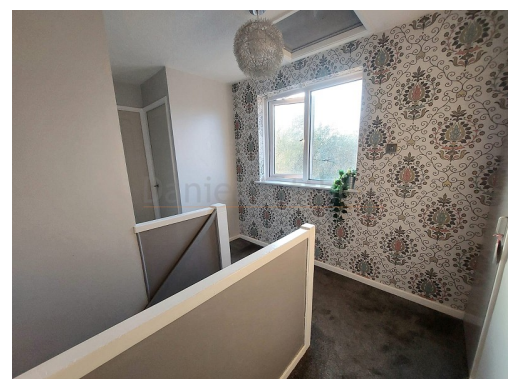
Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



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Daniel Matthew Estate Agents are delighted to offer to the market this well presented three bedroom second floor maisonette situated within walking distance to local shops, amenities and great school catchment. Property comprises to the ground floor, porch, hallway, kitchen/diner and lounge. To the first floor three bedrooms, bathroom with separate WC. Further benefits are a external shed, shared communal garden, ideal purchase for first time buyers/Investors, easy access via public transport to Cardiff City Centre, Culverhouse Cross and M4 Corridor via link road. Property is being sold with NO ONGOING CHAIN, viewing's are highly



Entrance Porch

Enter via an Fire door into porch area. UPVC double glazed door leading into hallway.

Hallway

Enter via an obscured UPVC double glazed door into hallway, artexed ceiling, plastered walls, tiled flooring and skirting board, staircase leading to first floor, doors leading into kitchen/diner and lounge.

Kitchen / Dining Room

Two UPVC double glazed windows to rear and side aspect, artexed ceiling, plastered walls, wood effect laminate flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel bowl sink with drainer and mixer tap, tiled splashback, integrated electric oven with four ring gas hob, extractor fan, plumbing for washing machine, space for tumble dryer, an area available for a dining table and chairs, large storage cupboard housing fridge/freezer and space for storage.

Lounge

Large UPVC double glazed window to front aspect, plastered ceiling with spot lights, partially plastered and papered walls, wood effect laminate flooring, radiator.

Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, partially plastered and papered walls, fitted carpet, doors leading into all first floor rooms.

Bedroom One

Bedroom Two

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one papered feature wall, wood effect laminate flooring, radiator, double built in fitted wardrobe.

Bedroom Three

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, wood effect laminate flooring, radiator.

Bathroom

UPVC double glazed obscured window to side aspect, artexed ceiling, partially tiled and papered walls, vinyl flooring, two piece suite comprising pedestal wash hand basin with mixer taps and panelled bath with over head mains shower, mixer taps and glass shower screen, radiator.

Seperate WC

UPVC double glazed obscured window to side aspect, artexed ceiling, plastered walls, vinyl flooring, low level WC.

Outside

Front - Laid to lawn area, pathway leading to communal door.

Rear - Shared communal garden, laid to lawn.

Services

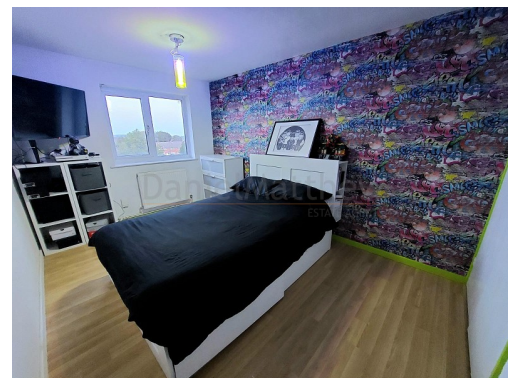
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Leasehold

Council Tax

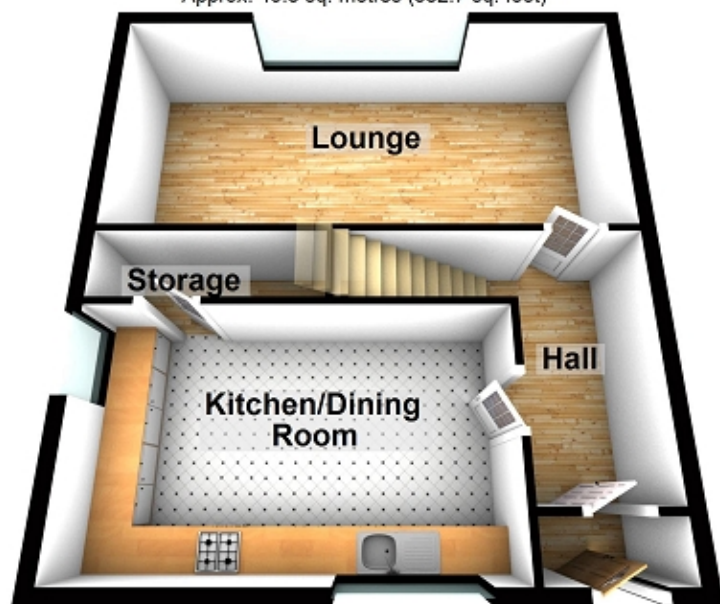
The council tax for this property is band B





Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)




First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 98.3 sq. metres (1057.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.