



Egremont Road, Cardiff

offers over **£399,950** Freehold

pa black



Egremont Road, Cardiff

Located in the highly desirable cusp of Pen-y-lan & Lakeside area presently within Cardiff high School Catchment, these homes area always attractive. This great home has been single family owned since new having been owned for over 60 years, and is seeking a new owner whom appreciates the excellent position and potential where one is able to update the kitchen and some decor, or may potentially want to extend and fully maximise the opportunity they are offered (subject to certain planning/regulations). With two large open living rooms with the feature parquet flooring, a handy cloakroom, good size kitchen, three double bedrooms and the bathroom. Parking for multiple vehicles, and the wonderful rear garden along with garage, storage area, there is just so many different ideas of how this could become YOUR dream home. Walking distance to the amazing Roath Park lakes, local shops, bus stop and ease of access to the main arteries in and out of the city for commuters. **DON'T MISS THIS ONE IN A GENERATION OPPORTUNITY**

Hallway

Feature parquet flooring, radiator, door to cloakroom, smoke alarm, door to storage cupboard, stairs leading upwards, door to:

Cloakroom

Fitted with a two piece suite comprising low level wc and wash hand basin, hanging space for jackets, window to front.

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Fitted with a range of base units with worktop space over, sink and drainer, with tiled walls to two walls, space for fridge/freezer, cooker and washing machine, plus table and chairs, window to side and rear, wall mounted combination boiler, door to:

Lounge

12' 5" x 14' 11" (3.78m x 4.55m)

Feature parquet flooring, double radiator, open fireplace, large sliding doors to the rear garden terrace with views of the wonderful rear garden, open to:

Dining Room

10' 11" x 11' 10" (3.33m x 3.61m)

Parquet flooring, double radiator, window to front door to hallway..

Utility/storage

Tumble dryer area, 'outside tap', door to front drive, door to large storage (ex garage) and door to rear garden.

Landing





Fitted carpet, access to loft access, smoke detector, door to airing cupboard, door to:

Bedroom 1

10' 11" x 13' 11" (3.33m x 4.24m)

Fitted carpet, double radiator, two windows to front.

Bedroom 2

13' 11" x 12' 5" (4.24m x 3.78m)

Floorboards, double radiator, window to rear.

Bedroom 3

12' 5" max into recess x 10' 6" (3.78m max into recess x 3.20m)

Fitted carpet, double radiator, window to rear.

Bathroom

Fitted with a three piece suite comprising easy access shower, wash hand basin, low level w.c, towel heater, fully tiled walls, window to front.

Outside

To the front - feature split lawn with modern welcoming steps down to front door. Plenty of off road parking to side and provides access to the utility storage and in turn garage area

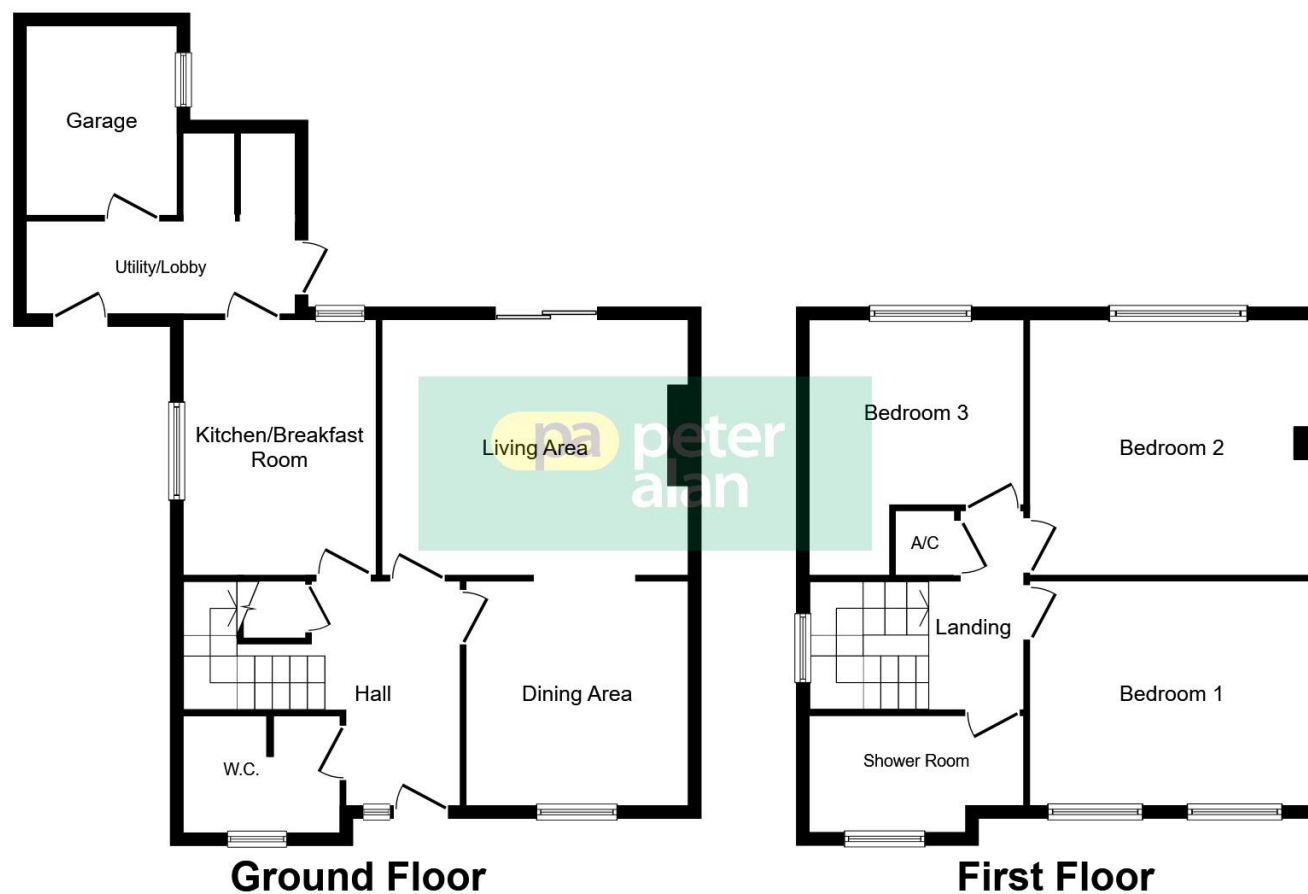


and the rear garden. The rear garden is beautiful, with lawn and bordered with a mix of mature shrubs and plants. Table and chair area plus more garden storage. Terrace for relaxing accessed from the large patio lounge doors. Having a sunny aspect South west facing aspect and having a large degree of privacy not being directly overlooked.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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86 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

EPC Rating: D

Property Ref: ALY301739 - 0011



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