



45 ASHDENE CLOSE
RADYR CHEYNE
CARDIFF CF5 2SA

ASKING PRICE OF
£235,000



END TERRACE HOUSE



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TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 565 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** TWO BEDROOM END LINK ** MODERN KITCHEN AND BATHROOM **** A delightful two bedroom end link property in a convenient location being a short distance from local amenities. Entrance hall, lounge & diner, modern fitted kitchen. To the first floor are two bedrooms and a family bathroom. Gas central heating, double glazing. Rear garden comprising tiered areas of lawn and paved patio. Long driveway to front. EPC Rating: C

DESCRIPTION

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LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas.

ENTRANCE HALL

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Electric heater.

LOUNGE AND DINER

17' 10" x 11' 9" (5.46m x 3.59m)

Overlooking the entrance approach, a good sized primary reception. Feature fireplace. Radiator. Door to kitchen.

KITCHEN

11' 8" x 6' 11" (3.58m x 2.12m)

Well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset sink with side drainer. Inset four ring gas hob with curved glass cooker

hood above and oven below. Matching range of eye level wall cupboards. Concealed 'Viessmann' gas central heating boiler. Tiled splash back. Window overlooking the rear garden. Door to garden. Chrome heater.

FIRST FLOOR LANDING

Approached via an easy rising staircase to the central landing area. Access to roof space.

BEDROOM ONE

11' 11" x 9' 10" (3.64m x 3.00m)

Overlooking the entrance approach, a good sized double bedroom. Fitted wardrobes. Radiator.

BEDROOM TWO

10' 11" x 6' 7" (3.34m x 2.01m)

Aspect to rear. Built in wardrobe. Radiator.

FAMILY BATHROOM

White suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Obscured glass window to rear. Wall tiling. Radiator.

OUTSIDE

REAR GARDEN

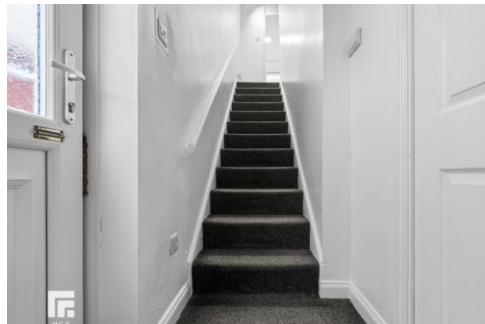
A delightful tiered garden with large paved patio leading up to an area of lawn with further paved patio and storage shed. Side access.

FRONT GARDEN

Long front garden comprising lawn and driveway. Paved pathway to front door and side access.

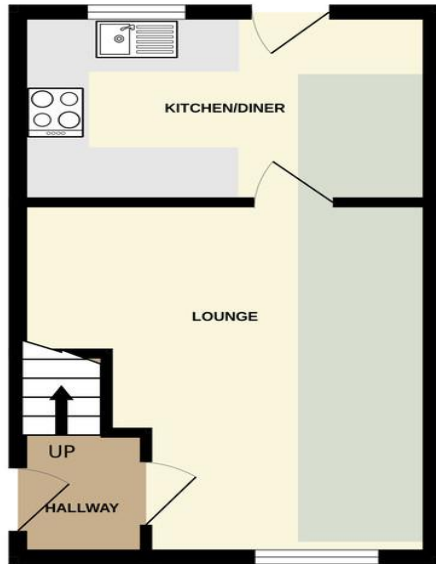


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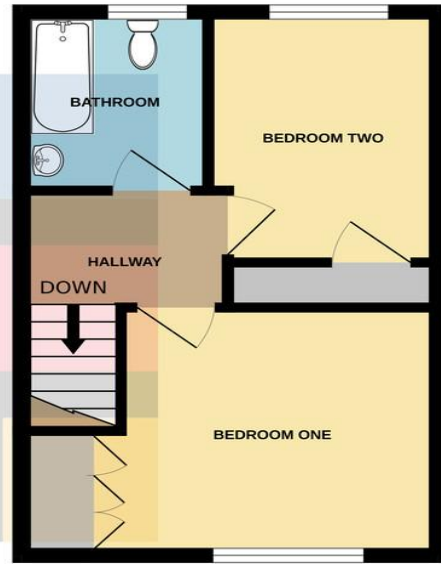


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GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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