



27 MICHAELSTON ROAD

CARDIFF CF5 4SW

ASKING PRICE OF

£308,500



SEMI-DETACHED BUNGALOW



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TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,453 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW ** GARAGE **** A beautifully presented three double bedroom, semi detached dormer bungalow in a convenient location. Spacious entrance hallway, large lounge with feature fireplace, modern fitted kitchen, two double bedrooms to the ground floor and modern shower room. To the first floor is a large storage area to roof space and a good sized primary bedroom with ensuite shower room. Gas central heating, double glazing. Well presented low maintenance rear garden. Garage and parking. EPC Rating: D

DESCRIPTION

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LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the spacious entrance hallway. Panelled walls to half height. Laminate flooring. Radiator. Staircase to first floor.

LOUNGE AND DINER

19' 11" x 11' 0" (6.09m x 3.36m)

An excellent primary reception with large picture window to front. Feature fireplace. Laminate flooring. Radiator.

KITCHEN

14' 3" x 9' 4" (4.36m x 2.85m)

Modern fitted kitchen well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above a integrated oven. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Door and window to rear. Under stairs pantry/storage cupboard.

BEDROOM ONE

11' 2" x 10' 7" (3.42m x 3.25m)

Overlooking the rear garden, a further double bedroom. Radiator.

BEDROOM TWO

11' 8" x 8' 11" (3.56m x 2.72m)

Aspect to front, a third double bedroom. Radiator.

FAMILY SHOWER ROOM

8' 2" x 5' 3" (2.50m x 1.62m)

Modern white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with chrome shower. Full wall tiling. Vinyl anti slip flooring. Obscured glass window to side. Chrome heated towel rail.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the first floor landing. Access to large walk in storage to one side. Door to primary bedroom.

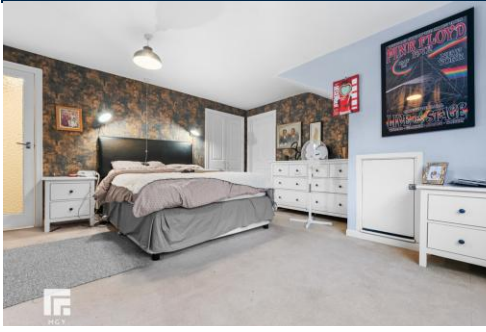
BEDROOM THREE

14' 11" x 14' 6" (4.55m x 4.44m)

An excellent sized primary bedroom with window to front. Built in double wardrobe. Radiator. Door to ensuite. Eaves storage.

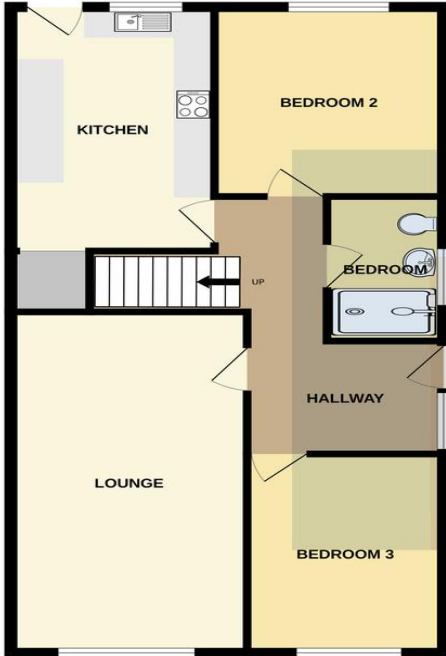


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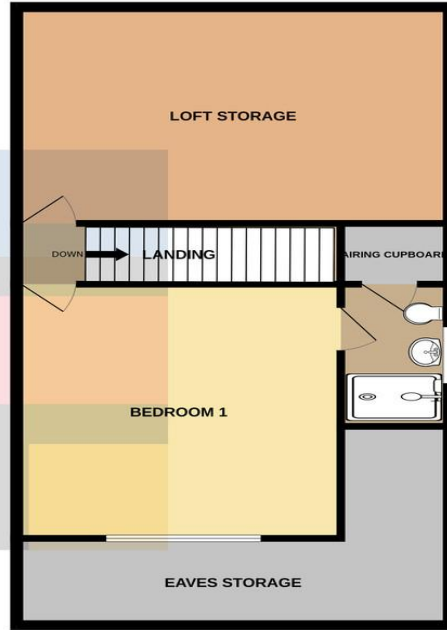


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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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