



42 Dyfrig Road

Cardiff CF5 5AD

Asking Price £275,000

HARRIS & BIRT



Located in this popular location, is this three-bedroom semi-detached bay fronted house. Spanning an 954 square feet, the property offers three bedrooms, making it an ideal home for families or those seeking extra space.

The entrance hallway features original herringbone woodblock flooring that continues into a bright double aspect living room, providing ample space for relaxation and entertaining guests. There is also a separate dining room that leads to a contemporary kitchen that overlooks the rear garden.

Set on a desirable corner plot, this home benefits from a gated driveway, offering secure parking and added convenience to the front and an enclosed paved rear garden with established side borders. The property is also free from any onward chain, allowing for a smooth and straightforward purchase process.

Situated in close proximity to Trelai Park, residents can enjoy the beauty of green spaces and outdoor activities right on their doorstep. This location not only provides a peaceful environment but also easy access to local amenities and transport links.

This is an excellent opportunity for those looking to settle in a vibrant area of Cardiff. With its modern features, spacious layout, and convenient location, it is a property that truly deserves your attention.

## Accommodation

### Ground Floor

#### Entrance Hallway 7'2 x 3'0 (2.18m x 0.91m)

Entered via a UPVC and stained glass, leaded double glazed front door. Original wood block herringbone flooring. Skirting boards. Spindle balustrade and newel post with fitted carpet leading to the first floor. Understairs storage cupboard. Coving. Pendant light fitting. Doors leading to:

#### Living Room 23'4 x 11'4 (7.11m x 3.45m)

Original wood block herringbone flooring. Skirting boards. Wooden fire surround, inset electric fire and hearth. Coving. Two pendant light fittings and ceiling roses. UPVC double glazed windows to the front and rear aspects.

#### Dining Room 12'0 x 8'11 (3.66m x 2.72m)

Fitted carpet. Skirting boards. Coving. Pendant light fitting. UPVC double glazed window to the side aspect. Door leading to:

#### Kitchen 9'2 x 10'8 (2.79m x 3.25m)

Tiled flooring. Base units, Wood effect roll top work surface, One and half stainless steel sink and drainer with chrome mixer tap over, Four ring gas hob, Fan assisted oven, Glass splash back, Space and plumbing for a washing machine, Space for an American style fridge/freezer. Pendant light fitting. UPVC double glazed window to the rear aspect. UPVC obscure and leaded, partial double glazed door to the side aspect.

### First Floor

#### Landing 12'8 x 3'0 (3.86m x 0.91m)

Fitted carpet. Skirting boards. Airing cupboard. Coving. access hatch to loft space. Pendant light fitting. UPVC double glazed window to the front aspect. Doors leading to:

#### Bedroom One 11'10 x 11'0 (3.61m x 3.35m)

Fitted carpet. Coving. Pendant light fitting. UPVC double glazed window to the front aspect.

#### Bedroom Two 8'9 x 11'0 (2.67m x 3.35m)

Fitted carpet. Pendant light fitting. UPVC double glazed window to the rear aspect.

#### Bedroom Three 6'2 x 9'1 (1.88m x 2.77m)

Fitted carpet. Coving. Pendant light fitting. UPVC double glazed window to the rear aspect.

#### Bathroom 6'2 x 9'1 (1.88m x 2.77m)

Wood effect vinyl flooring. Low level WC, Vanity wash hand basin with chrome mixer tap over, panelled bath, over head rainfall shower with additional shower attachment, glass shower screen. Partial wall panelling. Wall mounted chrome heated towel radiator. Pendant light fitting. UPVC obscure double glazed window to the side aspect.

### Outside

Front Garden: Occupying a spacious corner plot with a established shrubbery, lawn areas, gate with pathway leading to the front door and gated driveway parking for multiple vehicles. Pedestrian gate leading to the rear garden.

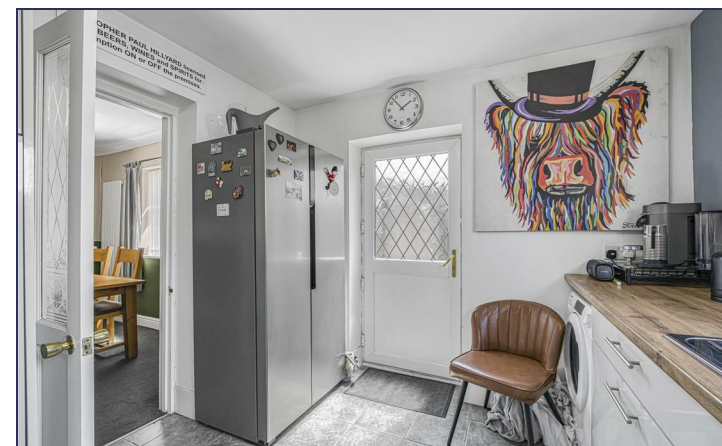
Rear Garden: Patio area. Side borders. Storage shed. External double power socket. External tap.

### Services

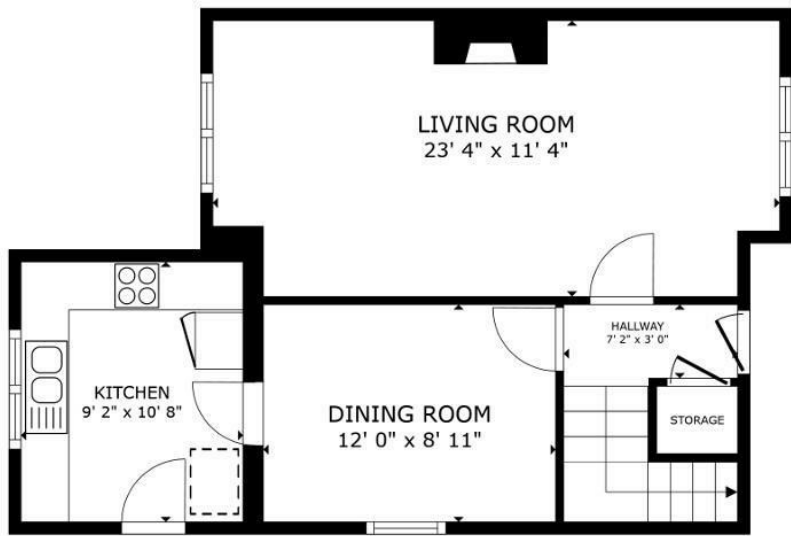
Mains electricity, gas, water, drainage.

### Directions

From our office head south on Caerphilly Road/A469, Turn left onto the A48 slip road to M4(E), At Gabalfa Interchange, take the 4th exit onto Western Avenue, Merge onto Western Avenue/A48 via the slip road, At the roundabout, take the 2nd exit onto Cowbridge Road West/A48, Turn left onto Riverside Terrace, Slight right onto Dyfrig Road and destination will be on the right.







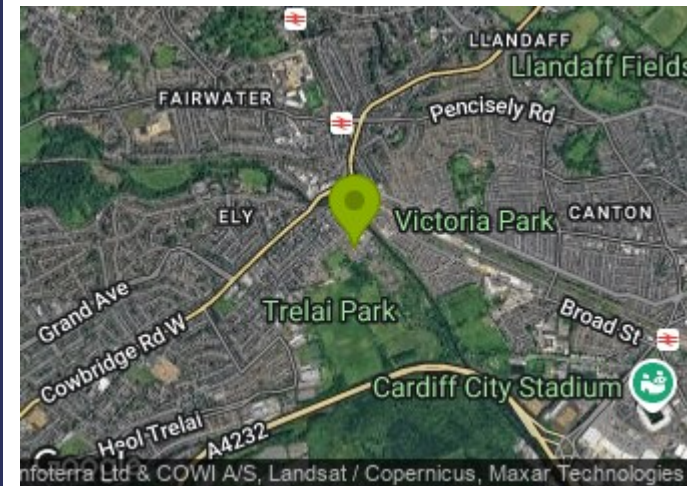
FLOOR 1



FLOOR 2

**HARRIS & BIRT**

GROSS INTERNAL AREA  
 FLOOR 1 543 sq.ft. FLOOR 2 411 sq.ft.  
 TOTAL : 954 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

