

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CORNERSWELL ROAD





ENTRANCE HALL

Entered via a wooden door with obscured panes. Window to front. Brown and beige ceramic tiled flooring. Stairs to first floor. Cupboards housing utility meters and fuse box. Telephone points.

LOUNGE

4.67m into bay x 4.19m max (15'4" into bay x 13'9" max)

Exposed wooden floor boards. Feature fireplace with wooden surround. Tiled back and hearth. Telephone and television points, bay window to front.

DINING ROOM

4.11m x 3.94m (13'6" x 12'11")

Exposed wooden floorboards. Wall mounted gas fire. Wooden surround and slate hearth. Shelving to recess. Double glazed doors leading to the sun lounge.

KITCHEN

4.17m x 3.02m max (13'8" x 9'11" max)

Fitted with oak wall and base units and laminate worktop with one and a half bowl sink & drainer with mixer tap and tiled splash backs, built in oven, hob & hood, plumbed for washing machine, space for fridge/freezer, window to rear and door into the sun lounge.

SUN LOUNGE

5.31m x 2.06m (17'5" x 6'9")

Glazed lean to sun lounge overlooking the garden and French doors allowing access, tiled floor.

WC

Low level wc and wash hand basin, tiled floor.

FIRST FLOOR LANDING

Spacious landing with stairs rising to the second floor.

BEDROOM 1

4.57m into bay x 3.02m to dresser (15' into bay x 9'11" to dresser)

Master double bedroom, bay window to front, 2 built in double wardrobes plus built in drawer unit.

BEDROOM 2

3.76m x 3.40m (12'4" x 11'2")

Double bedroom, window to rear, built in wardrobes to one wall.

BEDROOM 3

2.79m x 2.72m (9'2" x 8'11")

Window to front, generous 3rd bedroom.

BATHROOM

Refitted modern white suite comprising panel bath with shower over and glass screen, floating wall mounted wash basin with 2 soft close drawers plus close coupled wc, tiled surround, tiled floor, window to rear, heated towel rail, cupboard concealing the gas combination boiler.

LOFT ROOM

6.71m x 3.15m max (22' x 10'4" max)

Superb loft conversion with restricted head height with 2 velux roof windows. storage within the eaves.

GARDEN

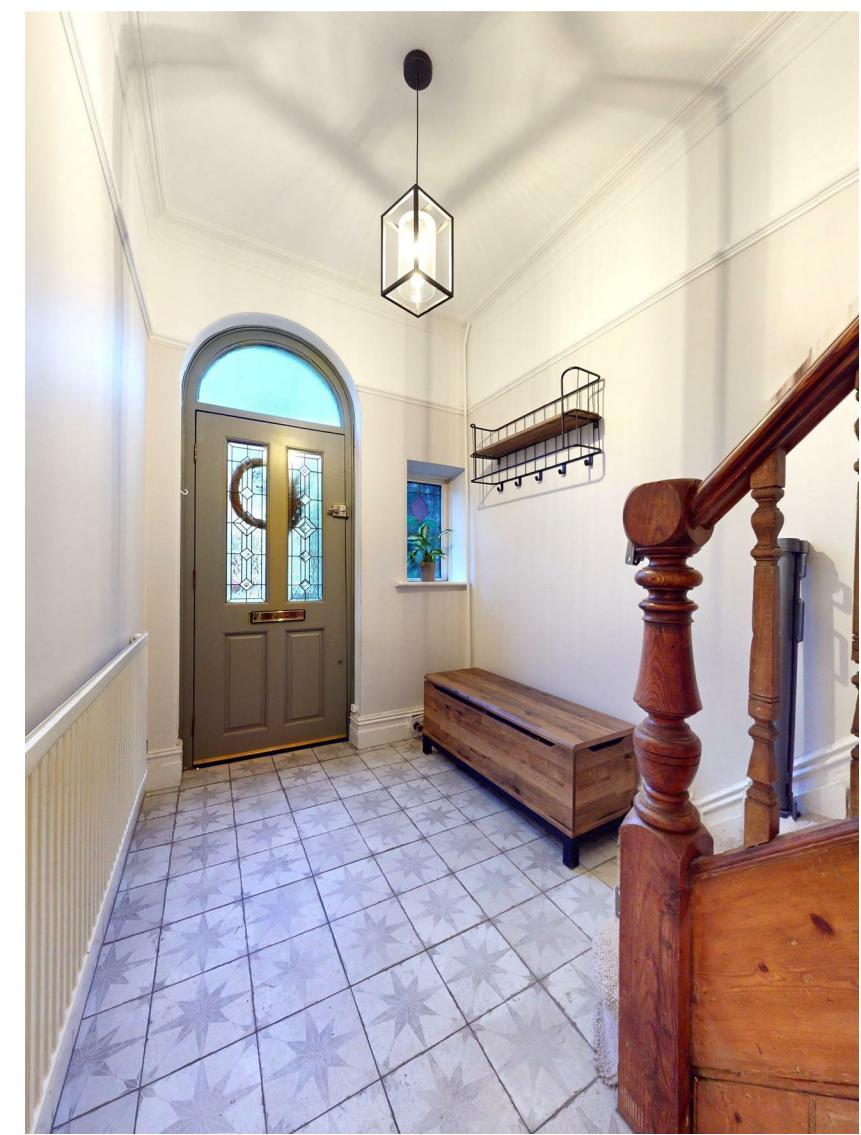
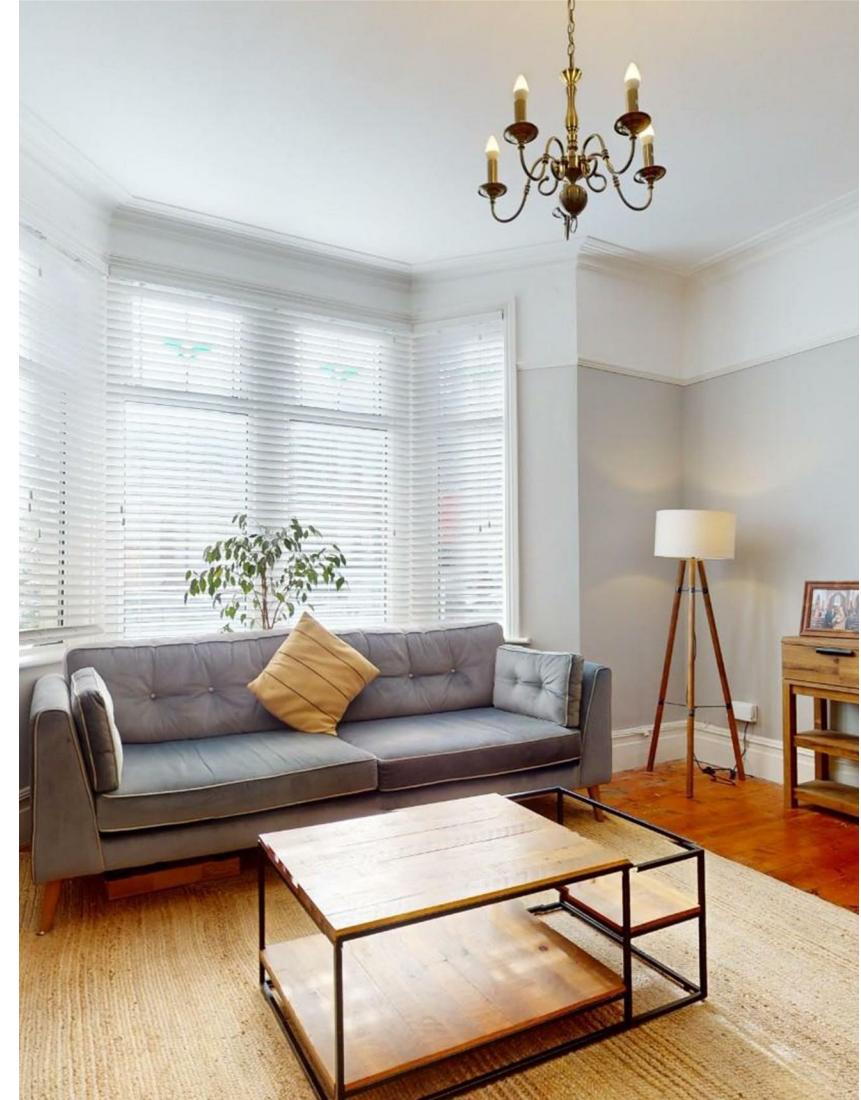
Forecourt frontage with boundary wall.

Enclosed lawned rear garden - boundary wall, rear lane access, outside tap.

GARAGE

5.00m x 4.19m (16'5" x 13'9")

Detached larger than average single garage, electric roller door, light plus side door into the garden.





CORNERSWELL ROAD

, CF64 2UY - £500,000



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1414.00

sq ft

Spacious family home well placed for Victoria Primary & Stanwell Secondary Schools. Victoria bay fronted mid terrace. Benefiting from an informal loft conversion. Briefly comprising of a spacious and welcoming entrance hall, lounge, dining room - both with exposed natural floor boards, fitted kitchen and at the rear a sun lounge overlooking the rear garden plus ground floor WC. To the first floor there are 3 bedrooms - built in wardrobes to the 2 main bedrooms plus the refitted and stylishly appointed bathroom - shower. Stairs from the spacious landing lead to the large loft room. Complimented with gas central heating and double glazing. Further benefitting from forecourt frontage plus an enclosed rear garden with detached larger than average garage - electric door. Viewing highly recommended.



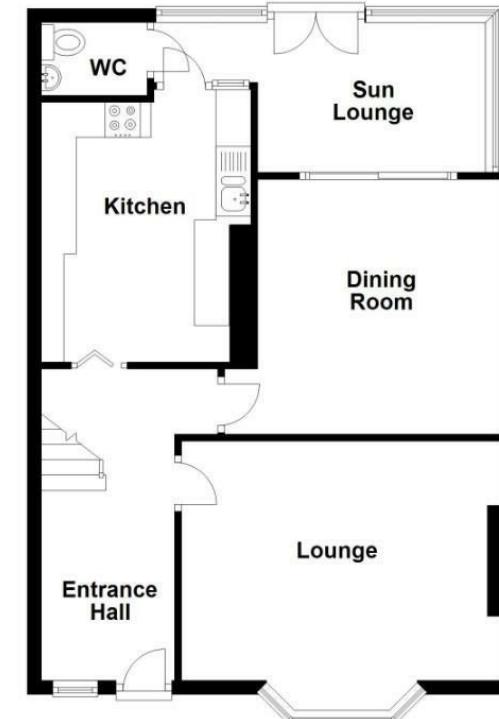
PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator

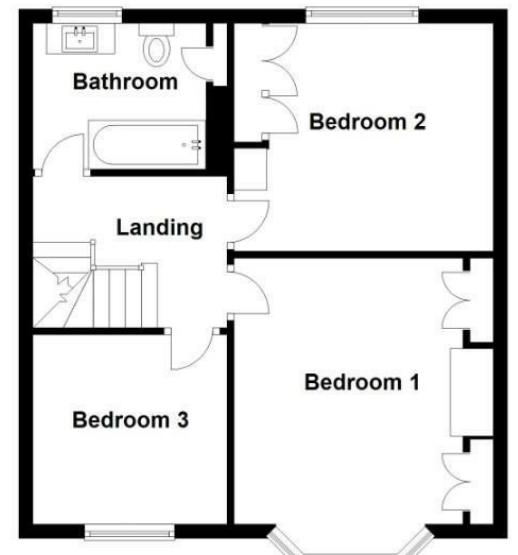




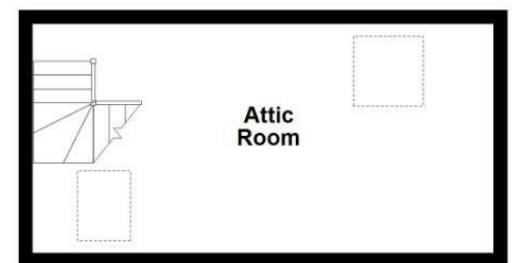
Ground Floor
Approx. 62.1 sq. metres (668.0 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.7 sq. feet)



Second Floor
Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

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

