



32 Evansfield Road
Cardiff, CF14 2FA

Watts
& Morgan



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£325,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A three bedroom end terrace family home situated in a popular Cardiff suburb. Conveniently located to local amenities, public transport links, Cardiff City Centre and the M4 Motorway. In catchment for Hawthorn or Melin Gruffydd primary schools and Whitchurch or Glantaf secondary schools. Accommodation briefly comprises; entrance porch, open plan living/dining room, kitchen/breakfast room. First floor landing, two double bedrooms, third single bedroom and family bathroom. Externally the property benefits from a low maintenance courtyard style front garden and a landscaped rear garden. EPC rating 'E'.

Directions

Cardiff City Centre – 3.7 miles

M4 Motorway – 1.7 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a composite door into a porch. A second wooden door leads into the open plan living/dining room which benefits from wood effect laminate flooring, a central feature gas fireplace with a tiled hearth and a wooden surround, a carpeted staircase leading to the first floor and a uPVC double glazed bay window to the front elevation.

The rear hallway benefits from tiled flooring, a uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

The kitchen/breakfast room has been fitted with a range of wall and base units with wooden work surfaces. Integral appliances to remain include; a 'Bosch' electric oven and a 'Belling' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen/breakfast room further benefits from continuation of tiled flooring, a wall mounted combi boiler and two uPVC double glazed windows to the rear elevation.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard and two loft hatches providing access to loft space.

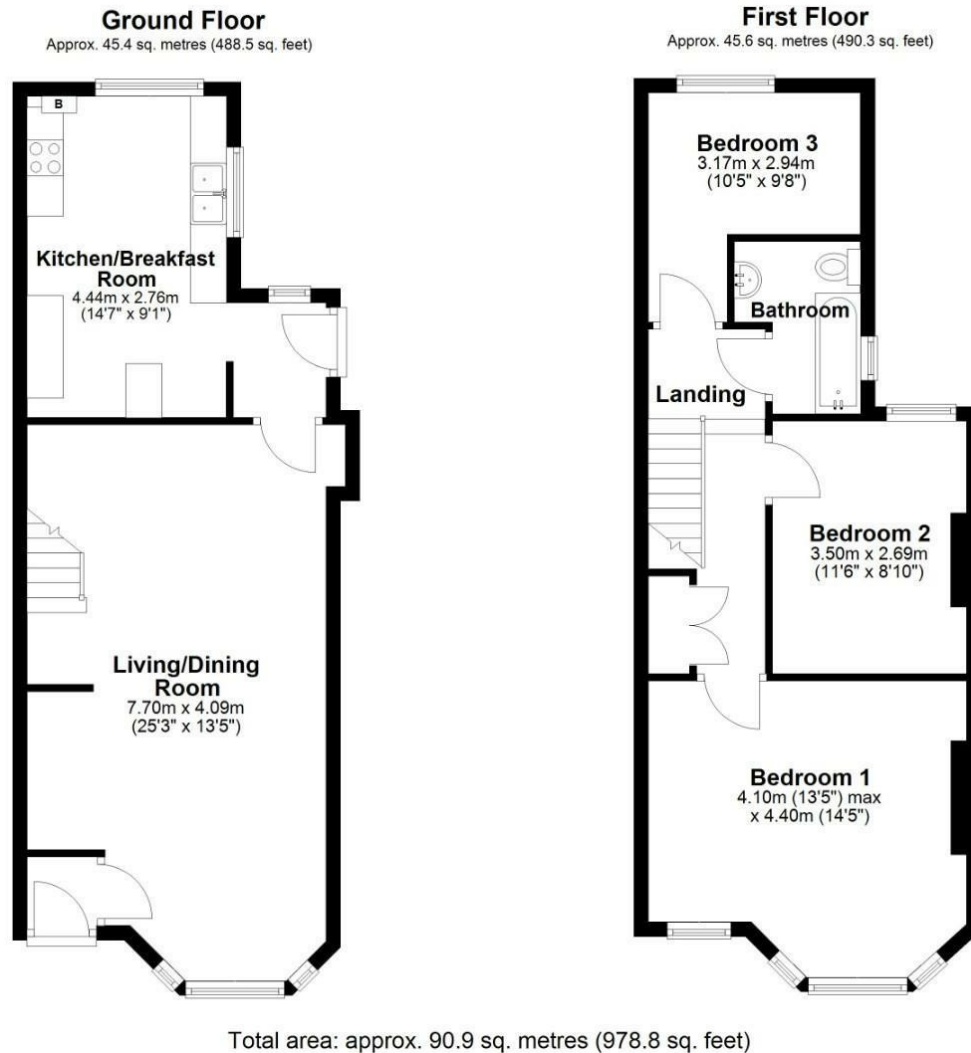
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a uPVC double glazed window to the front elevation and a uPVC double glazed bay window to the front elevation.

Bedroom two is another double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom three is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, tiled walls, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.



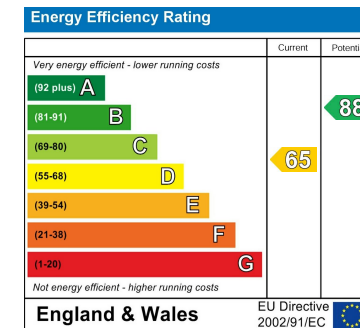
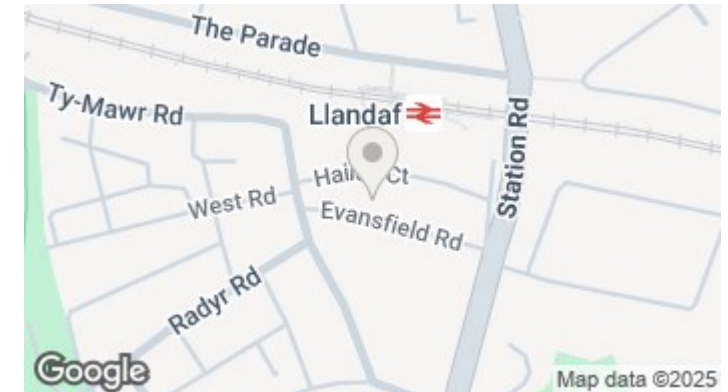


Gardens & Grounds

32 Evansfield Road is approached off the street onto a low maintenance courtyard style front garden. The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. The rear garden further benefits from a wooden storage shed, a brick built storage shed and a gate providing side access..

Additional Information

All mains services connected.
Freehold.
Council tax band 'E'.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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