



16 Armoury Drive
Cardiff, CF14 4NP

Watts
& Morgan



16 Armoury Drive

Cardiff, CF14 4NP

£320,000 Freehold

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A three bedroom, mid-terraced town house conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. The accommodation set over three floors briefly comprises; entrance hall, ground floor shower room, utility room and bedroom. First floor landing, spacious living room and kitchen/dining room. Second floor landing, two spacious double bedrooms both with en-suites. Externally the property benefits from a driveway providing off-road parking, beyond which is an integral single garage, landscaped rear garden. Being sold with no onward chain.



Directions

Cardiff City Centre – 3.0 miles

M4 Motorway – 2.0 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed wooden door into a hallway benefiting from carpeted flooring, two recessed storage cupboards; one of which housing the 'Tribune' hot water cylinder and a carpeted staircase leading to the first floor. Bedroom three is a versatile space and enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The utility room has been fitted with a range of base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from wood effect vinyl flooring, a stainless steel sink, a cupboard housing the wall mounted 'Ideal' boiler and a partially glazed wooden door providing access to the rear garden.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from wood effect vinyl flooring, partially tiled walls/splashback and an extractor fan.

First Floor

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor.

The spacious living room enjoys carpeted flooring, a central feature electric fireplace and two uPVC double glazed windows to the front elevation.

The kitchen/dining room benefits from wood effect vinyl flooring and two uPVC double glazed windows to the rear elevation. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven, a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback and a bowl and a half stainless steel sink with a mixer tap over.



Second Floor

The second floor landing enjoys carpeted flooring.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect vinyl flooring, partially tiled walls/splashback and an extractor fan.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, two uPVC double glazed windows to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from vinyl flooring, partially tiled walls/splashback and an extractor fan.

Garden & Grounds

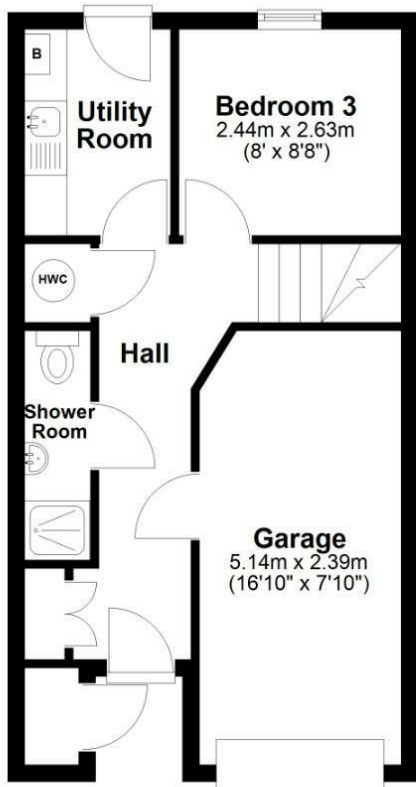
16 Armoury Drive is approached off the street onto a tarmac driveway providing off-road parking, beyond which is an integral single garage with up and over door. The enclosed rear garden is predominantly laid to lawn, a patio area provides ample space for outdoor entertaining and dining.

Additional Information

Freehold.
All mains services connected.
Council tax band 'F'.
EPC rating 'C'.

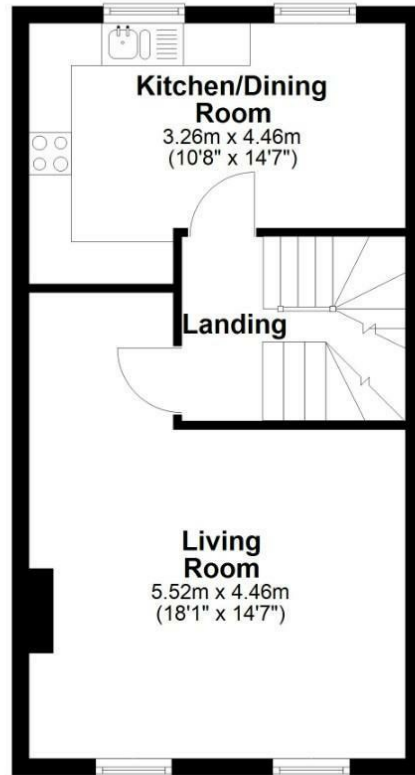
Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



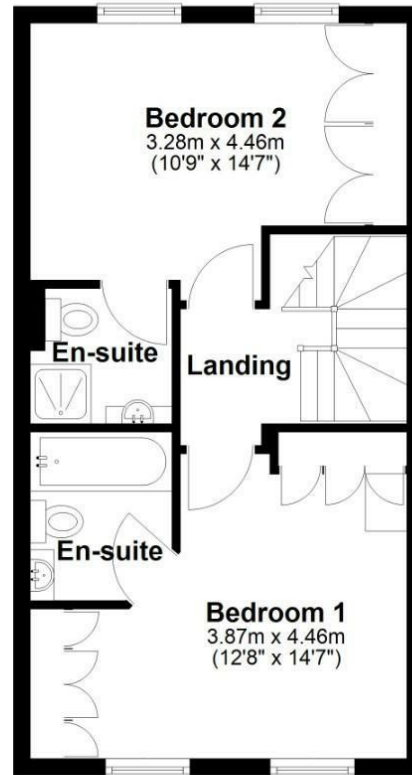
First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)

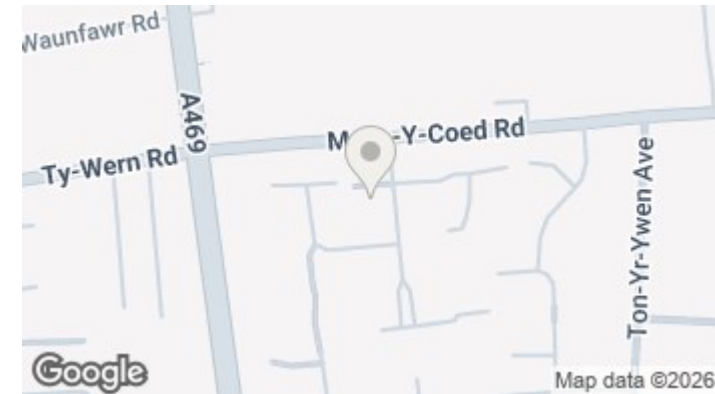


Second Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 114.9 sq. metres (1236.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	79	
(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	



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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