



29, Osborne Square  
Cardiff, CF11 8BG

Watts  
& Morgan

# 29 Osborne Square

City Gardens, Cardiff, CF11 8BG

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**£249,950 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom, mid-terraced family home. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Ninian Park primary and Fitzalan High Schools. Accommodation briefly comprises; entrance porch, living room, kitchen/dining room. First floor landing, two double bedrooms, single bedroom and family bathroom. Externally the property benefits from an enclosed rear garden and a detached single garage with off-road parking. Being sold with no onward chain.

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## Directions

Cardiff City Centre – 1.0 miles

M4 Motorway – 5.1 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from decorative cornice detailing and wood effect laminate flooring. A second wooden door leads into a spacious living room enjoying continuation of laminate wood flooring, a central feature electric fireplace, a carpeted staircase leading to the first floor and two uPVC double glazed windows to the front elevation.

The kitchen/dining room benefits from continuation of wood effect laminate flooring and a set of uPVC double glazed French doors providing access to the garden. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled splashback, a stainless steel bowl and a half sink with a mixer tap over, a wall mounted 'Main' combi boiler and a uPVC double glazed window to the rear elevation.

### First Floor

The first floor landing enjoys carpeted flooring and a hatch providing access to the loft space.

Bedroom one is a double bedroom benefiting from wood effect laminate wood flooring, a recessed storage cupboard and two uPVC double glazed windows to the front elevation.

Bedroom two is another double bedroom and benefits from wood effect laminate flooring, a recessed storage cupboard and a uPVC double glazed window to the rear elevation.

Bedroom three is a single bedroom enjoying wood effect laminate flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

29 Osborne Square is approached off the street onto a low maintenance front garden enjoying a variety of mature shrubs and borders.

The enclosed rear garden benefits provides ample space for outdoor entertaining and dining, an outside tap and a pedestrian gate providing access to the rear.

The property further benefits from a detached single garage with full electrical connections and off-road parking located to the rear.

### Additional Information

All mains services connected.

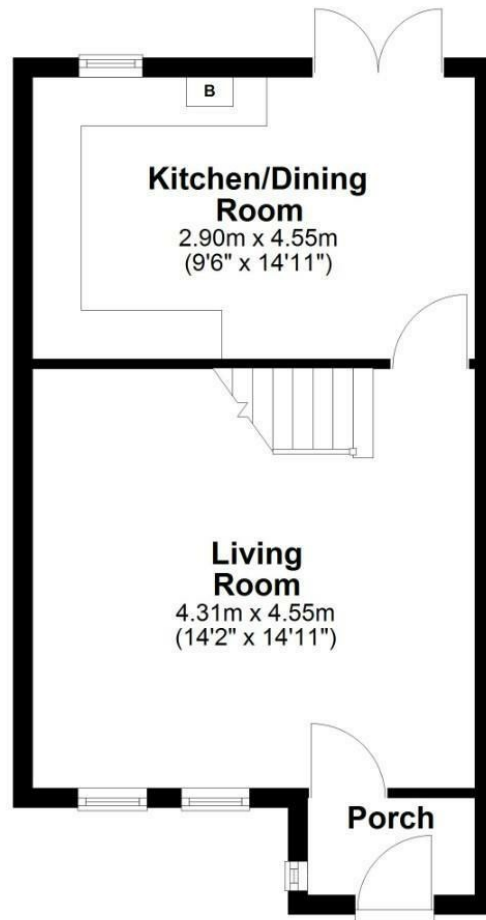
Freehold.

Council tax band 'D'.

EPC rating 'C'.

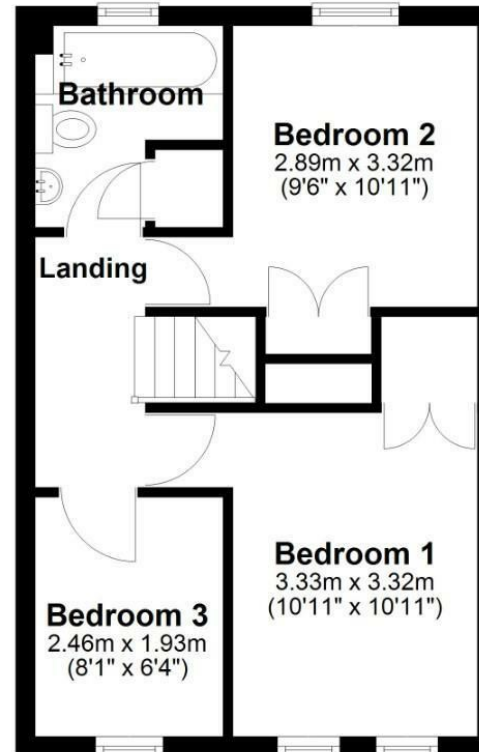
## Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 sq. feet)

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.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>79</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

