



32, Caerwent Road  
Cardiff, CF5 4QD

Watts  
& Morgan

# 32 Caerwent Road

Cardiff CF5 4QD

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**£125,000 Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom mid-terrace home in need of modernisation. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, kitchen and lean-to with access to brick-built storage sheds. First floor landing; two double bedrooms and a family bathroom. Externally the property benefits from off-road parking, landscaped front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 4.3 miles

M4 Motorway – 4.4 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from carpeted flooring and obscured uPVC double-glazed windows to all elevations. A second partially glazed wooden door leads into a hallway benefitting from carpeted flooring and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The living room benefits from carpeted flooring, a central feature fireplace, a uPVC double-glazed bay window to the front elevation and a uPVC double-glazed window to the rear elevation.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Space has been provided for freestanding white goods. The kitchen further benefits from carpeted flooring, a uPVC double-glazed window to the rear elevation and a glazed wooden door providing access to the lean-to.

The lean-to has been fitted with carpeted flooring, uPVC double-glazed windows to the rear and side elevations, a polycarbonate roof, a partially glazed uPVC door providing access to the rear garden. The lean-to also provides access to brick built storage sheds; one of which housing a WC.

### First Floor

The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and a uPVC double-glazed window to the front elevation.

Bedroom one is a double bedroom benefitting from carpeted flooring, a central feature fireplace, a recessed storage cupboard housing the hot water cylinder and a uPVC double-glazed window to the front elevation.

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

The family bathroom has been fitted with a 3-piece suite comprising; a shower cubicle with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from carpeted flooring, partially tiled walls and an obscure uPVC double-glazed window to the rear elevation.

### Gardens & Grounds

32 Caerwent Road is approached off the road onto a concrete driveway providing off-road parking.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a patio area provides ample space for outdoor entertaining and dining.

### Additional Information

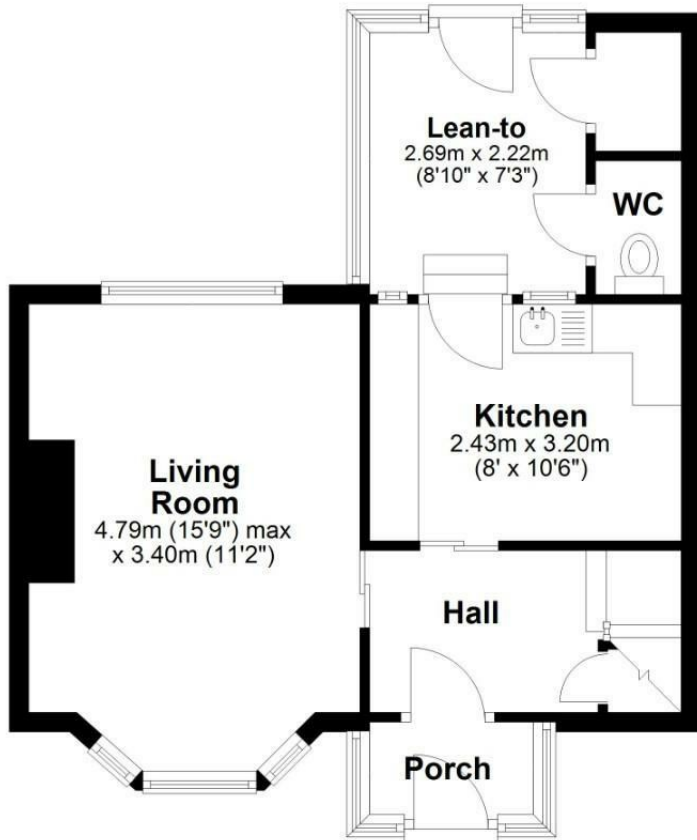
All mains services connected.

Freehold.

Council tax band 'B'.

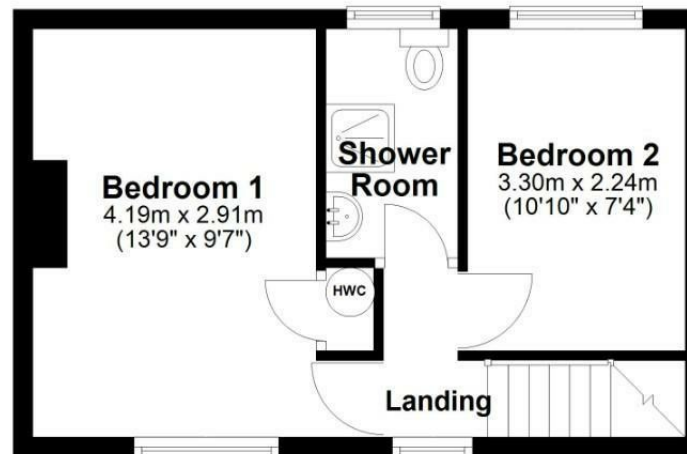
## Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 67.9 sq. metres (730.7 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>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         | <b>21</b>                                                                                                   |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

