

43 Athelstan Road
Cardiff
CF14 2EN

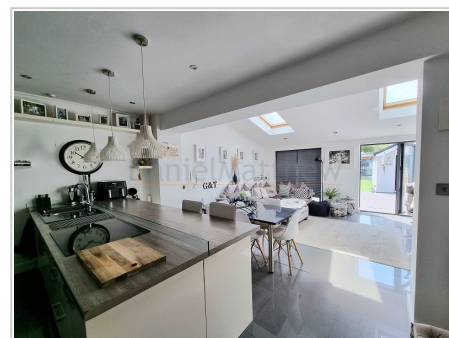
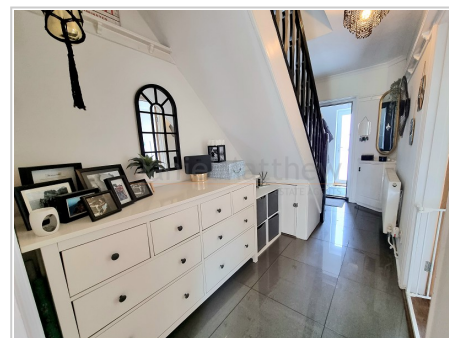
£499,950



- Extended Semi Detached Property
- Three Bedrooms
- Large Kitchen/Diner/Family Room
- Two External Outbuildings
- Beautifully Presented Throughout
- Family Bathroom
- Within Walking Distance To Village
- Great School Catchments
- Driveway
- Call 01446 502806 To Arrange Your Viewing

Ref: PRB10115

Viewing Instructions: Strictly By Appointment Only



General Description

Daniel Matthew are excited to offer to the market this extended three bedroom semi detached family home which is situated on Athelstan Road in Whitchurch. This property is an ideal family home which is well presented throughout. Property benefits porch, hallway, reception room, extended open plan kitchen/dining room/family room and WC. To the first floor three bedrooms and family bathroom. Further benefits are driveway, large rear garden with two out buildings which can be used as an annexe/summerhouse, property is situated within walking distance to the village and great school catchment, this property is highly recommended for viewing's to appreciate size. Please contact a member of our team on 01446 502806.

Accommodation

Entrance Porch (4' 09" x 4' 04") or (1.45m x 1.32m)

Enter via a smart aluminium front door, plain ceiling with spotlights, plain walls, karndean flooring, door leading to hallway.



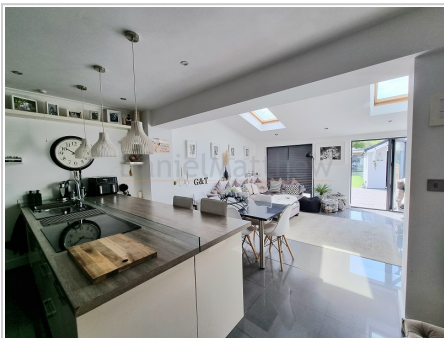
Hallway

Plain ceiling with coving, plain walls, grey tiled flooring, storage cupboard housing gas meter, stairs leading to first floor, under stairs cupboard housing consumer unit, powder coated aluminium window to side aspect, radiator, doors leading to;-



Reception Room (12' 04" x 12' 0") or (3.76m x 3.66m)

Smart Aluminium window to front aspect, plain ceiling with coving, plain walls with one feature panelled wall, parquet flooring, wall mounted radiator, feature fire place with potential for log burner.



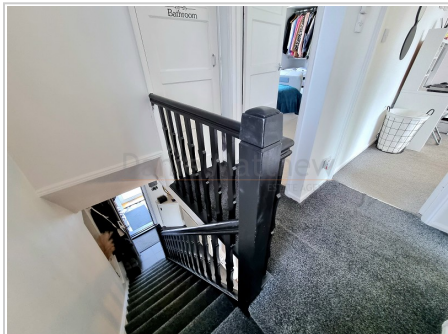
Open Plan Kitchen/Dining/Family Room (24' 03" x 17' 07") or (7.39m x 5.36m)

Smart Aluminium window to rear aspect, Smart Aluminium bi-folding doors leading to rear garden, velux windows, plain ceiling with spot lights, plain walls, grey tiled flooring, integrated Neff single electric oven with tilt and slide door, integrated fridge/freezer, large breakfast bar, range of base and eye level units with matching high gloss door. space with complimentary work surfaces, four ring electric hob, inset one and a half bowl sink with drainer and mixer tap, integrated dishwasher, two radiators, storage cupboard housing washing machine and tumble dryer, door

leading to WC.

WC (6' 08" x 2' 03") or (2.03m x 0.69m)

Plain ceiling, papered walls, tiled flooring, two piece white suite comprising low level WC and floating wash hand basin inset into vanity unit.



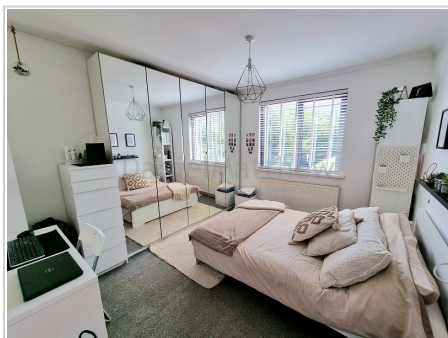
Landing

Smart Aluminium window to side aspect, plain ceiling, plain walls, fitted carpet, doors leading to;-



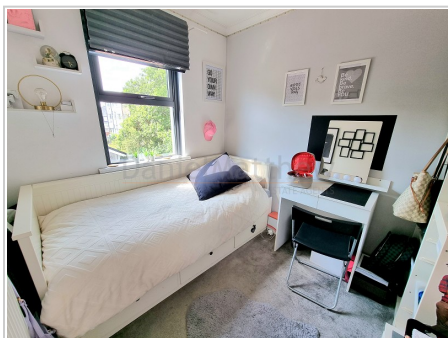
Bedroom One (13' 0" x 12' 03") or (3.96m x 3.73m)

Large main bedroom currently housing a super king bed. Smart Aluminium window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator.



Bedroom Two (12' 0" x 10' 04") or (3.66m x 3.15m)

Smart Aluminium window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (8' 04" x 7' 04") or (2.54m x 2.24m)

Smart Aluminium window to rear aspect, plain ceiling, plain walls, fitted carpet, loft hatch access, radiator.



Bathroom (6' 08" x 5' 06") or (2.03m x 1.68m)

Smart Aluminium window to front aspect, plain ceiling, tiled walls, tiled flooring, extractor fan, three piece suite comprising low level WC, porcelain sink resting on a vanity unitt., panelled bath with mixer tap, radiator.



Annex (18' 08" x 9' 02") or (5.69m x 2.79m)

Bi-folding doors leading into outhouse, velux window, plain ceiling with spot lights, plain walls, laminate flooring, electrics and lighting.



Summer House/Garden Room (13' 03" x 9' 05") or (4.04m x 2.87m)

Stand alone building at the end of the garden Sliding powder coated aluminium Bi-folding doors, flat plastered walls and ceiling with recessed lighting. Has power running to it so would make a great home office, gym, Bar/games room.

Outside

Front - Block paved driveway for several cars leading to garage. pathway to entrance. Slate chipping's. Mature shrubs.

Rear - The rear garden is enclosed has paved patio area. Artificial lawn. Mature hedging. Planted border. Pathway leading to summer house and garden annexe.

Services

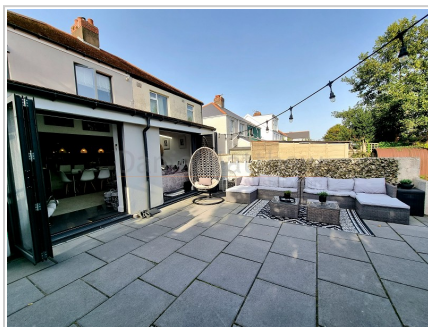
Mains electricity, mains water, mains gas, mains drainage

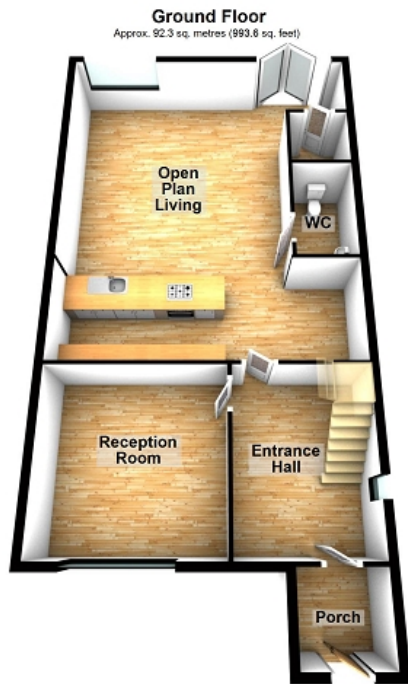
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Total area: approx. 138.6 sq. metres (1491.5 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.