



**72 Aldsworth Road, Cardiff**

Cardiff

In Excess of **£250,000**

**fortis**



72 Aldsworth Road

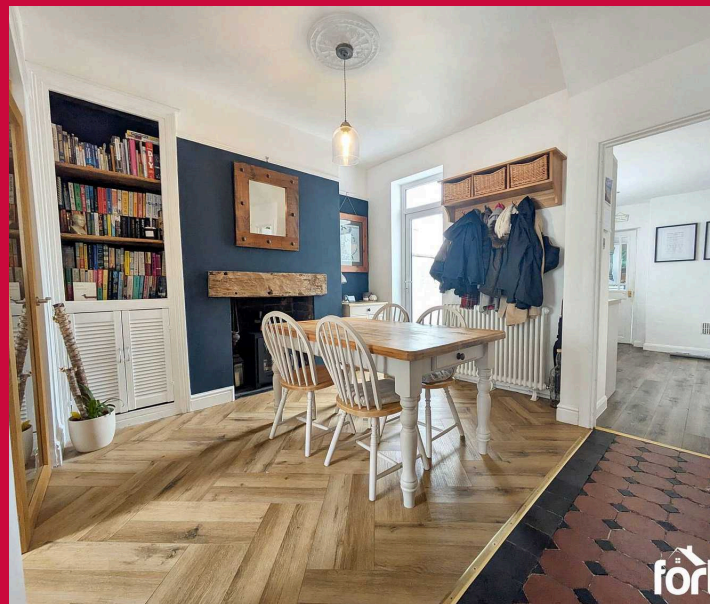
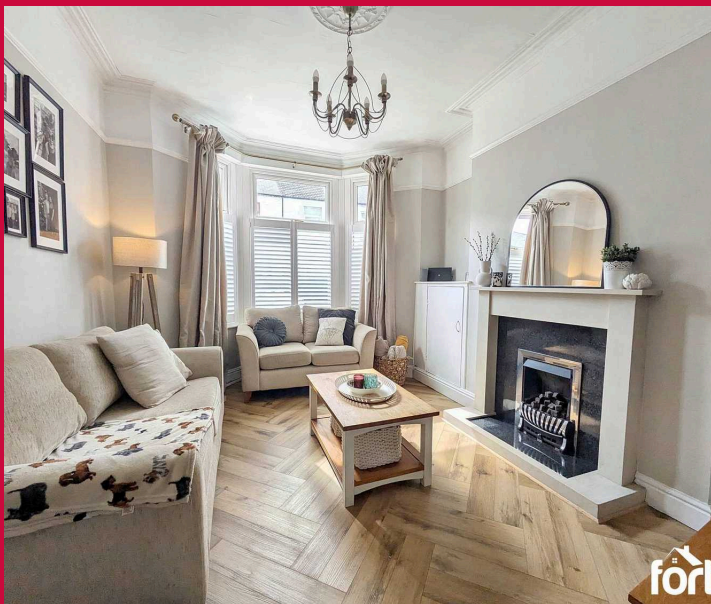
Cardiff, Cardiff

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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### Hallway

Enter via a uPVC front door with obscured glass, through a secondary door with feature glass, into a bright hallway with original tiled flooring leading to an open dining room with doors leading to living room, kitchen and stairs to first floor.

### Dining Room

A room made bright via a double glazed glass door to rear garden. Complete with feature fireplace with space for a bio-ethanol fire, herringbone wooden floor, feature radiator, ceiling rose, storage under stairs and multiple power outlets.

### Lounge

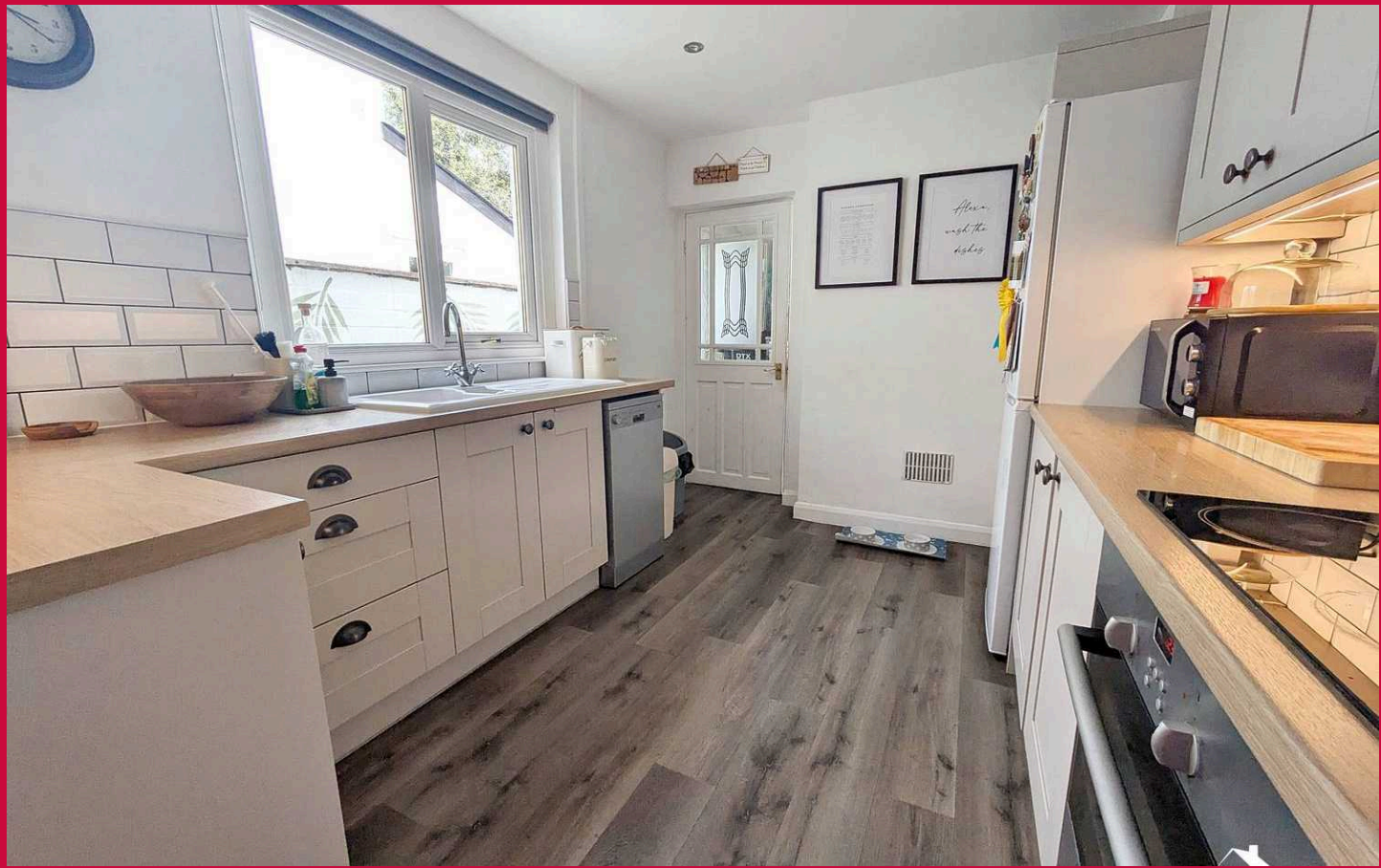
A sympathetically decorated room in neural colours, featuring cornicing and plaster ceiling rose. Complete with herringbone wooden flooring, double glazed bay window with shutter blinds, feature wall mounted radiator, fireplace, glass doors to dining room, multiple power outlets.

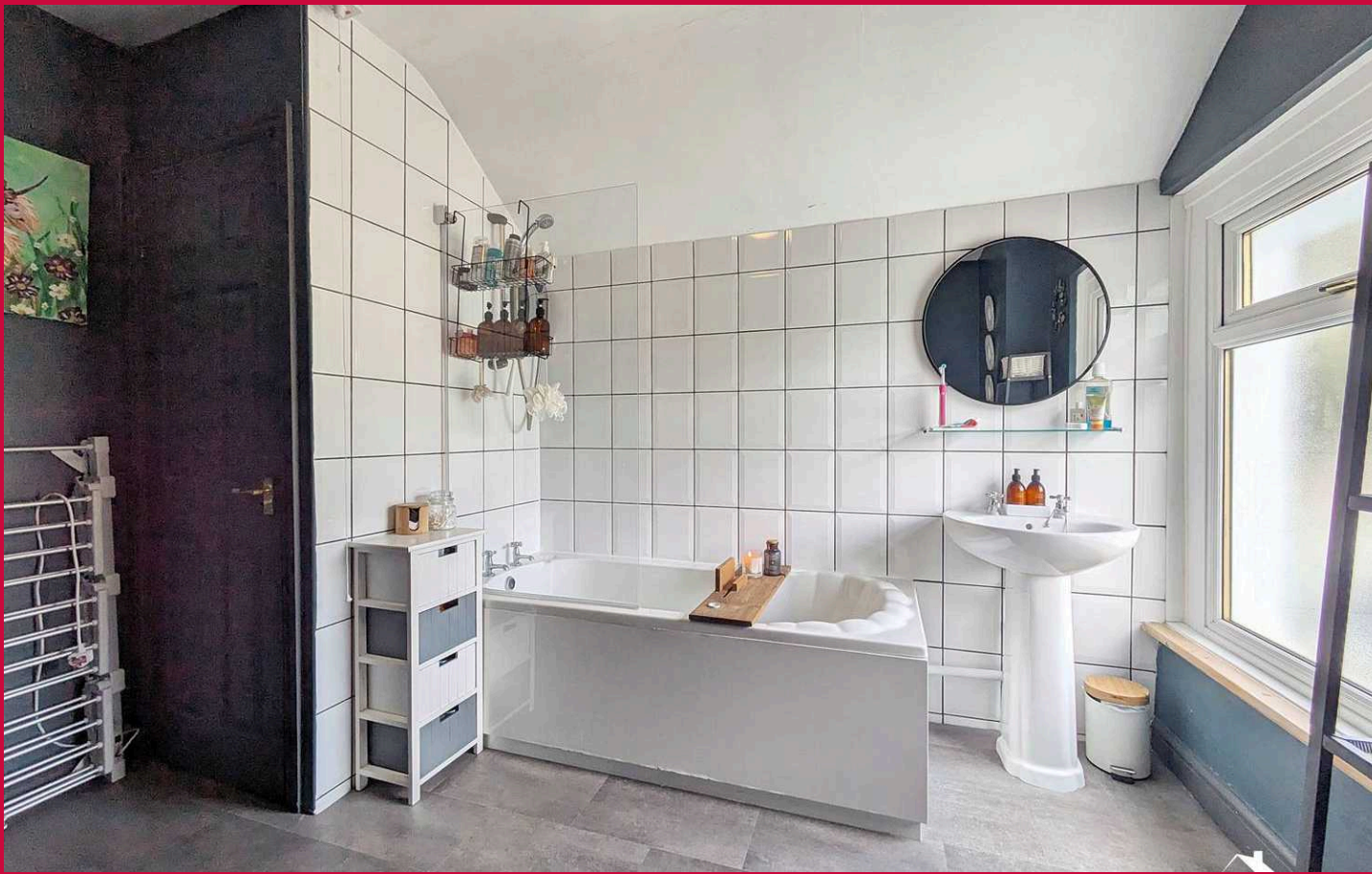
### Kitchen

A well appointed kitchen with a range of wall and base cabinets in a shaker style and laminate work surfaces over and tiled splashback. Ceramic white sink and half bowl with side drainer, four ring electric hob with cooker hood above. Integrated oven and space for dishwasher and fridge freezer. Complete with wood effect flooring, recessed spotlights, radiator, double glazed window to side, door to utility room.

### Utility

A useful space with laminate worktop over space for tumble dryer and washing machine. Complete with double glazed window to rear, uPVC side access door with double glazed window, access door to WC, radiator and ceiling rose.





### **WC**

Fitted with low level WC and hand wash basin. Complete with ceiling rose.

### **Landing**

Carpeted landing with access doors to bathroom, bedroom one and bedroom two. Complete with loft access, ceiling rose, smoke alarm.

### **Bathroom**

A stylist bathroom comprising a white three piece suite; pedestal wash hand basin, low level wc, panelled bath with chrome thermostatic shower. Complete with storage cupboard housing the boiler, wall tiling to splash back areas, obscured double glazed glass window to rear, ceiling rose and radiator.

### **Bedroom One**

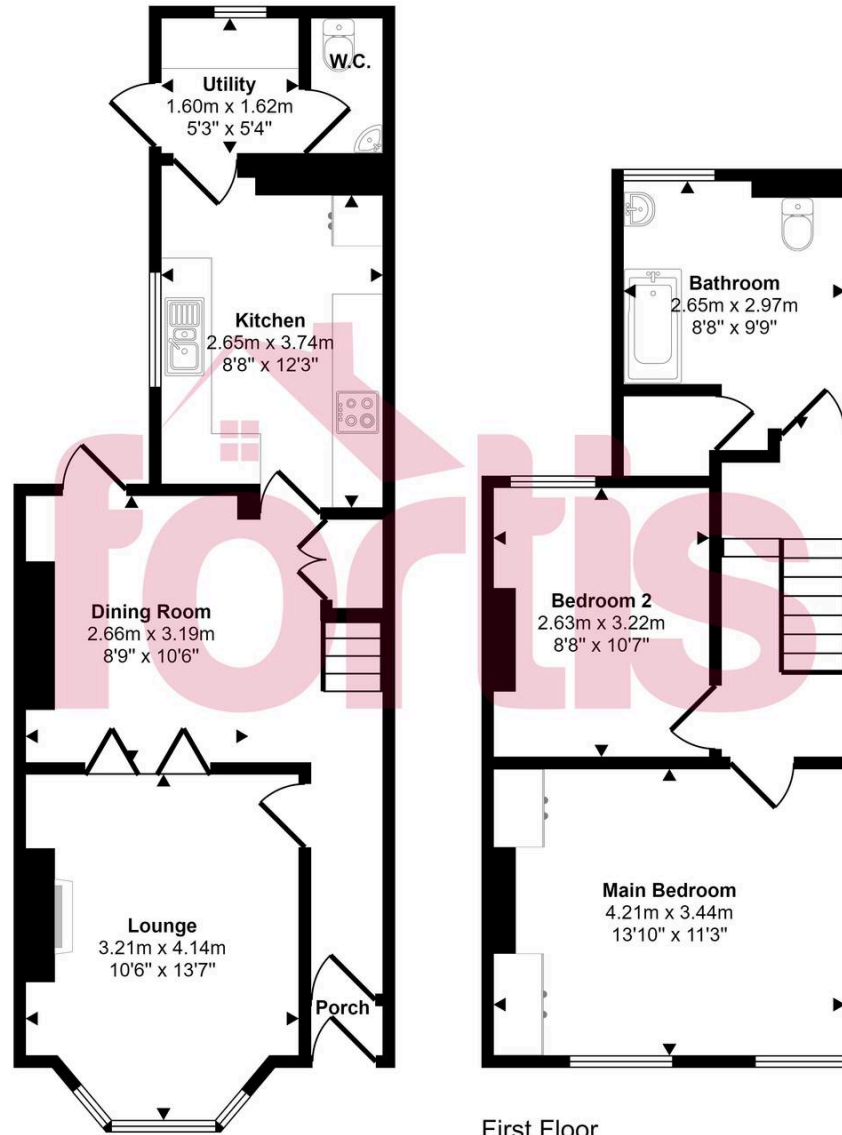
A bright bedroom featuring wall paneling, original exposed floorboards, two fitted wardrobes, two doubled glazed windows to fore, radiator, ceiling rose, multiple power outlets.

### **Bedroom Two**

A bright, carpeted room, with double glazed window for rear, radiator, ceiling rose and multiple power outlets.



Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor  
Approx 45 sq m / 488 sq ft

First Floor  
Approx 39 sq m / 415 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## GARDEN

A larger than average, enclosed and private garden with mature planting and decking to the back.

## ON STREET

