



60 Beech Road, Cardiff

Cardiff

In Excess of £260,000

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## 60 Beech Road

Cardiff, Cardiff

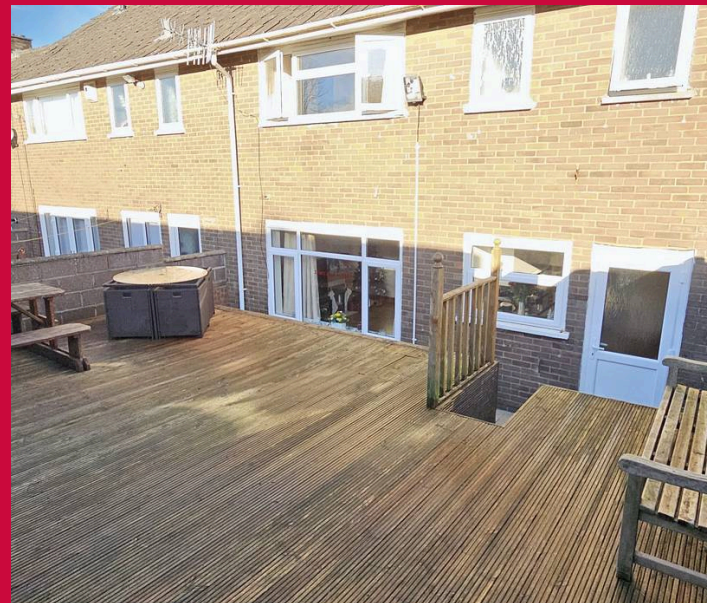
Modern 3-bed end-of-terrace gem. Stylish interior, 2 receptions, 3 bedrooms, shower room. Low-maintenance decked garden, corner plot, block-paved driveway. Ideal for modern living. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Finish Throughout
- Huge Corner Plot
- Two Reception Rooms
- Three Well-Proportioned Bedrooms
- Modern & Sleek Kitchen
- Low-Maintenance Rear Garden
- Modern Shower Room
- Driveway for Five Cars





### **Porch**

The bright and welcoming porch is accessed through a uPVC front door featuring a half-glass design. Surrounded by double-glazed windows on all sides, the space is filled with natural light. It is finished with tiled flooring for practicality and features French doors that lead into the hallway.

### **Hallway**

The hallway flows seamlessly into an open kitchen, featuring stylish wood-effect flooring and carpeted stairs leading to the first floor. It also benefits from a convenient understairs storage area and a modern designer radiator, adding both practicality and a contemporary touch to the space.

### **Kitchen**

The kitchen features sleek handleless high-gloss white base and wall units, complemented by a contrasting work surface and matching splashback for a modern finish. A stainless steel sink with a mixer tap and drainer sits beneath a double-glazed window, offering views to the rear. Integrated appliances include an electric oven, four-ring hob, and extractor fan, with additional space for a fridge/freezer. The space is illuminated by spotlights, includes a smoke alarm for safety and multiple power sockets for convenience. A uPVC door with an obscured glass panel leads into the garden, while a designer radiator adds a stylish touch. Door leading to:

### **Utility**

The utility room features a pedestal wash basin and a chrome towel rail. There is ample space and power for appliances, making it a convenient space for laundry and storage. A uPVC door with half glass leads out to the side garden, offering easy access to the outdoors.







### Reception One

The first reception room, located at the front of the property, is bright and airy with a neutral color scheme. It features wood-effect flooring, a large double-glazed window that fills the space with natural light, and a designer radiator for added comfort. The room also includes power sockets and a ceiling pendant light, completing the inviting and functional space. An arch opens into:

### Reception Two

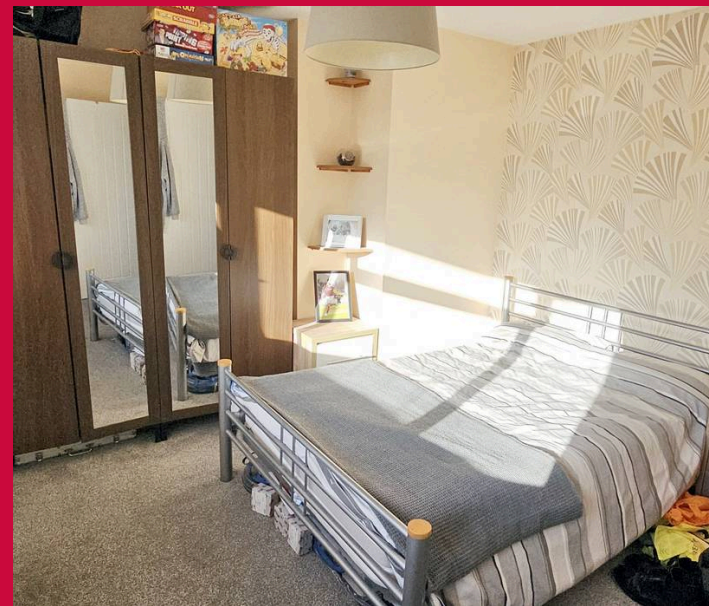
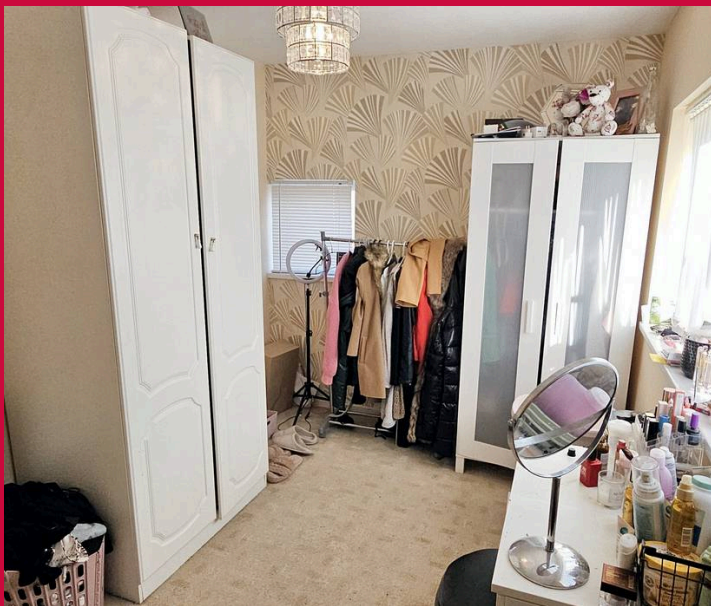
Reception two is a large, bright room situated at the rear of the property, with a neutral color scheme that enhances the space. It features a double-glazed window with a low-level windowsill, allowing plenty of natural light to fill the room. A modern electric fireplace adds a contemporary touch, while power sockets and a designer radiator ensure both convenience and comfort. A ceiling pendant light completes the room, and a door leads directly into the kitchen, providing easy access.

### Landing

The landing is carpeted for comfort and features power sockets for convenience. A ceiling pendant light provides illumination, and the loft hatch with ladders offers easy access to additional storage space. Doors leading to:

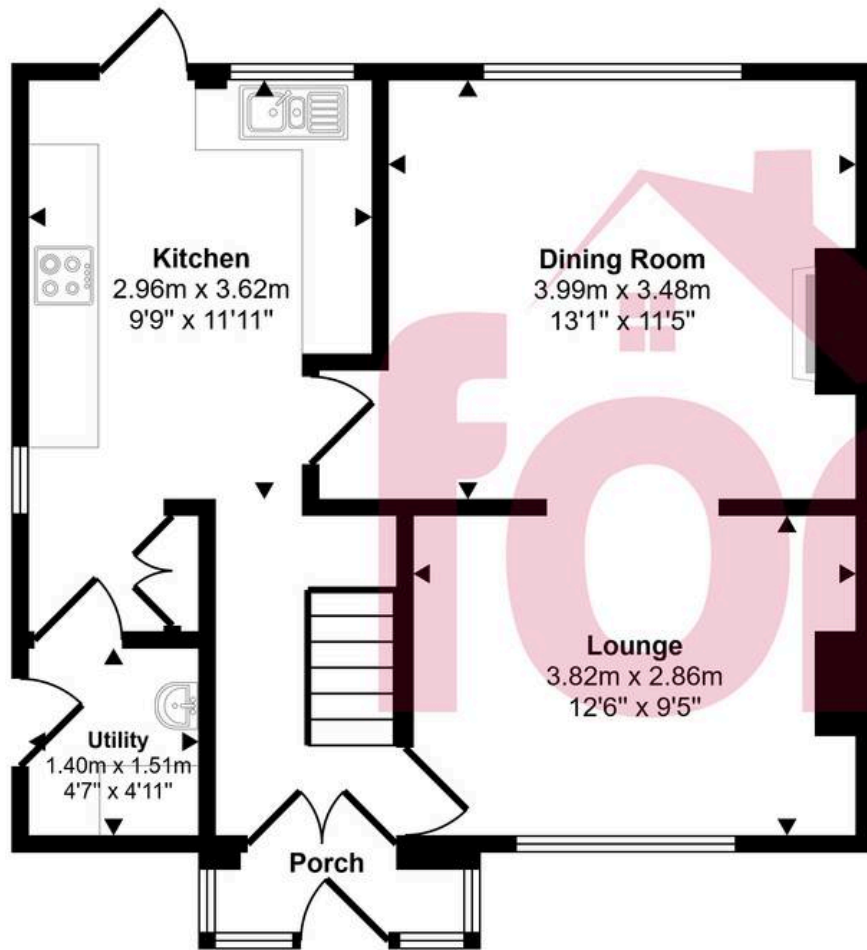
### Bedroom One

Bedroom one is a spacious double room, fully carpeted for comfort. It includes two storage cupboards for added convenience and a large double-glazed window to the front, allowing plenty of natural light. The room is complete with a ceiling pendant light, a radiator, and multiple power sockets for practicality.

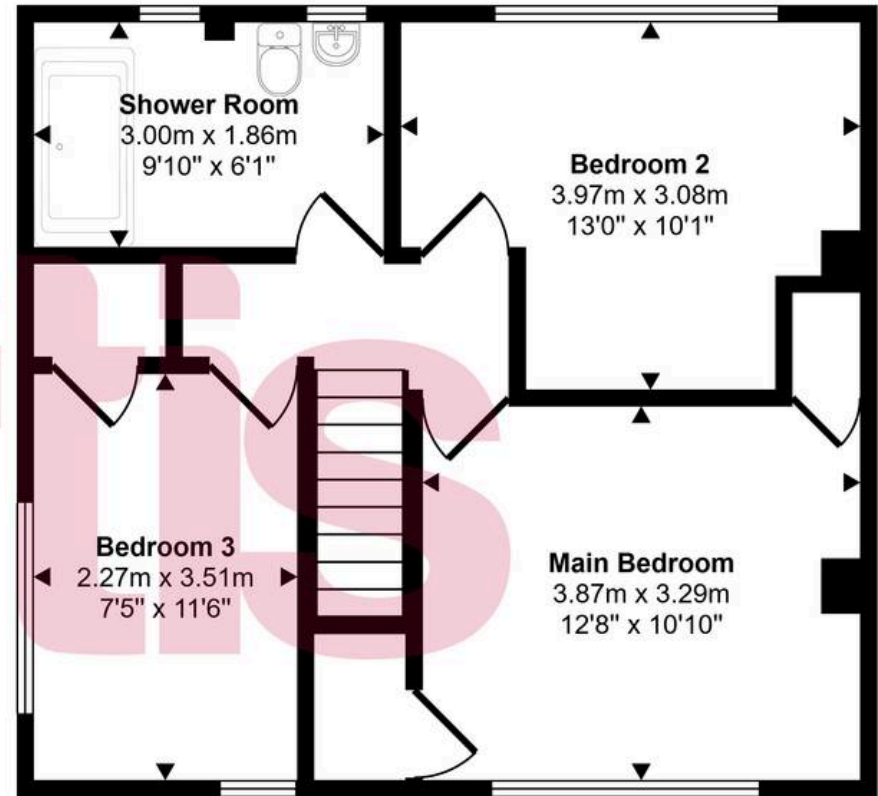




Approx Gross Internal Area  
94 sq m / 1017 sq ft



**Ground Floor**  
Approx 48 sq m / 512 sq ft



**First Floor**  
Approx 47 sq m / 505 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.



### **Bedroom Two**

Bedroom two is a generous double room, fully carpeted for comfort. It features a ceiling pendant light, a radiator for warmth, and multiple power sockets for convenience.

### **Bedroom Three**

Bedroom three is a spacious double room. It features two double-glazed windows, a handy storage cupboard, and a carpeted finish for added comfort. The room is complete with a ceiling pendant light, a radiator, and multiple power sockets.

### **Shower Room**

The bathroom features a sleek design, including a large shower with a low-lying tray, glass screen, and an electric shower equipped with both a rainfall head and detachable option. The shower area is fully tiled and includes an extractor fan for ventilation. A wall-mounted wash basin with a vanity unit and mixer tap offers practical storage, alongside a low-level WC. Two double-glazed windows with obscured glass provide natural light. Additional features include a towel rail and durable vinyl flooring.

### **Rear Garden**

The garden is designed for low maintenance, featuring a fully decked, tiered layout that creates distinct spaces. A shed provides useful storage, and the area enjoys plenty of sunlight, making it a perfect suntrap. The land to the side of the property offers ample green space, providing versatility and excellent potential for a variety of future uses, whether for landscaping, outdoor activities, or further development.

### **DRIVEWAY**

#### **5 Parking Spaces**

The driveway is block-paved and provides ample parking space for up to five cars, offering both convenience and practicality for multiple vehicles.

