



34 Plasmawr Road, Cardiff
Cardiff

Offers in Region of **£260,000**

**fortis**



34 Plasmawr Road

Cardiff, Cardiff

Charming 3-bed semi-detached house with large kitchen/diner, spacious bedrooms, utility room, WC, garden with patio and lawn. Ideal for family living and entertaining. Don't miss out and book a viewing today!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large Kitchen/Diner
- Shower Room
- Utility & Downstairs WC
- Large Garden
- Viewing Recommended



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Hallway

Enter through a uPVC front door with an obscured glass panel into a bright, carpeted hallway. The space includes a double-glazed window along the staircase, offering natural light. Features include stairs to the first floor, doors leading to the living room and kitchen/diner, an understairs storage area, a radiator, ceiling pendant light, and power sockets.

Lounge

A fresh, bright, and carpeted space with a large double-glazed window to the front, allowing plenty of natural light. Features include a radiator, ceiling pendant light, and multiple power sockets.

Kitchen / Diner

Equipped with a range of wall and base units in a neutral color, complemented by a worktop and a stainless steel sink with drainer and mixer tap. Appliances include a fitted gas hob with a tiled splashback, electric oven, and extractor fan. Additional features includes laminate flooring, two radiators, multiple power sockets, and doors leading to the utility room, WC, and pantry. A double-glazed window and sliding patio door provide access to the garden and bring in ample natural light.

WC

WC is fitted with low level WC and houses the water and gas meter as well the electric consumer unit. Fitted with ceiling pendent and original window with top opener and obscured glass into the utility room.

Utility

Accessed from the kitchen via a uPVC door, this room offers convenient entry to both the front and rear exterior areas. It includes plumbing for a washing machine, space for a tumble dryer, ample storage space, and a ceiling pendant light.





Landing

A fresh, carpeted landing area with a window at the top of the stairs, filling the space with natural light. Access doors lead to the shower room and bedrooms. Additional features include a ceiling pendant light and loft access.

Bedroom One

A spacious, carpeted double bedroom with a double-glazed window to the front, providing plenty of natural light. Features include fitted cupboards for ample storage, a radiator, ceiling pendant light, and multiple power sockets.

Bedroom Two

A carpeted double bedroom with a double-glazed window overlooking the rear of the property. This room includes fitted cupboards, a radiator, ceiling pendant light, and multiple power sockets.

Bedroom Three

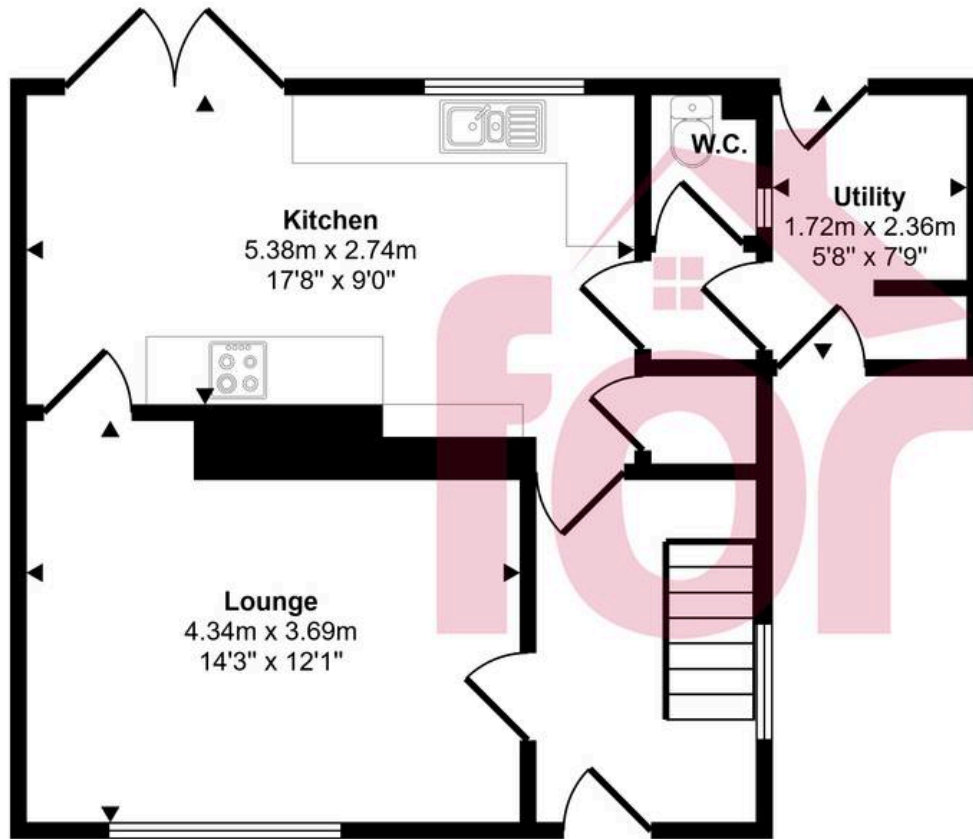
A versatile carpeted room, suitable as a single bedroom or study, with a double-glazed window to the front. Features include a storage cupboard, radiator, ceiling pendant light, and multiple power sockets.

Shower Room

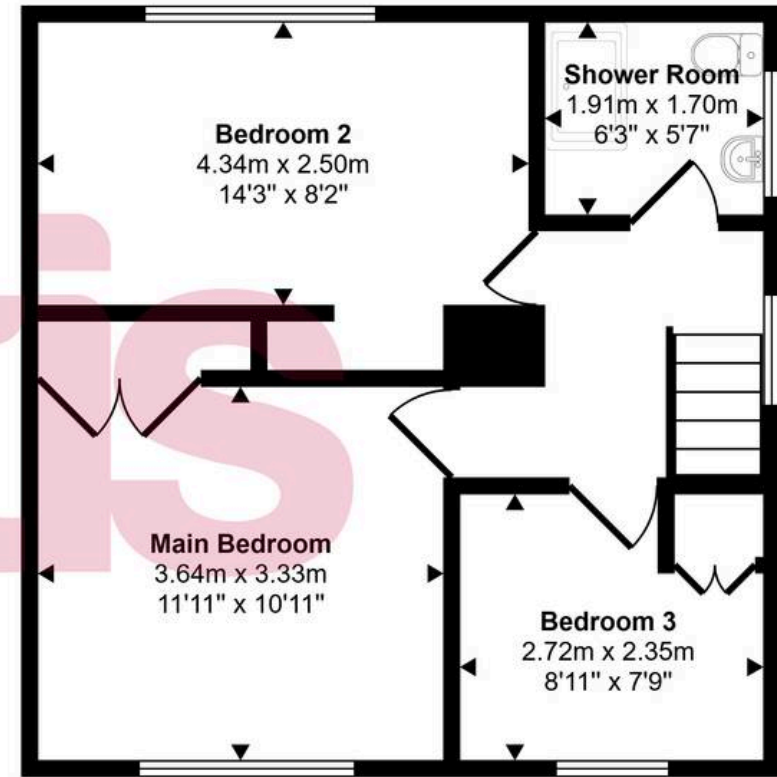
A fully tiled bathroom featuring a three-piece suite, including a low-level WC, hand wash basin, and a shower cubicle with an electric shower. Additional features include a double-glazed window with obscured glass and top opener, a shaver socket, and a radiator.



Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 42 sq m / 455 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 spacious, lawned garden featuring a patio area directly to the rear of the house, with access from both the kitchen/diner and utility room. Steps lead up from the lower patio to an expansive upper lawn area, providing ample outdoor space.

