



Cambria Road, Cardiff
Cardiff

£225,000

**fortis**



63 Cambria Road

Cardiff, Cardiff

Welcome to this well-presented 3-bedroom home, perfectly positioned near local schools—an ideal spot for families or first-time buyers. The property is being sold with no onward chain. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Being Sold With No Onward Chain
- Move In Ready
- Off Road Parking
- Popular Location
- Lovely Size Rear Garden



Entrance Porch

Enter via the front door into the main hall, This gives access to the living/dining room and access to the stairs to first floor.

Living/Dining Room

The lounge/diner is located at the front of the house, is spacious and has a feature fireplace, and further space for a dining table.

Kitchen

The kitchen is located across the back of the property and has a range of base and eye level units. You will also find a tiled wall making a lovely feature. There is access to the back garden and a fantastic sized window at the rear to allow natural light. There is also a pantry for storage, you can find access to the basement from here.

Landing

The landing allows access to all three bedrooms, bathroom and loft hatch. There is a window to the side to allow for natural lighting.

Bedroom One

Sizable double bedroom located at the front of the house.

Bedroom Two

Double bedroom located at the rear of the house over looking the garden.

Bedroom Three

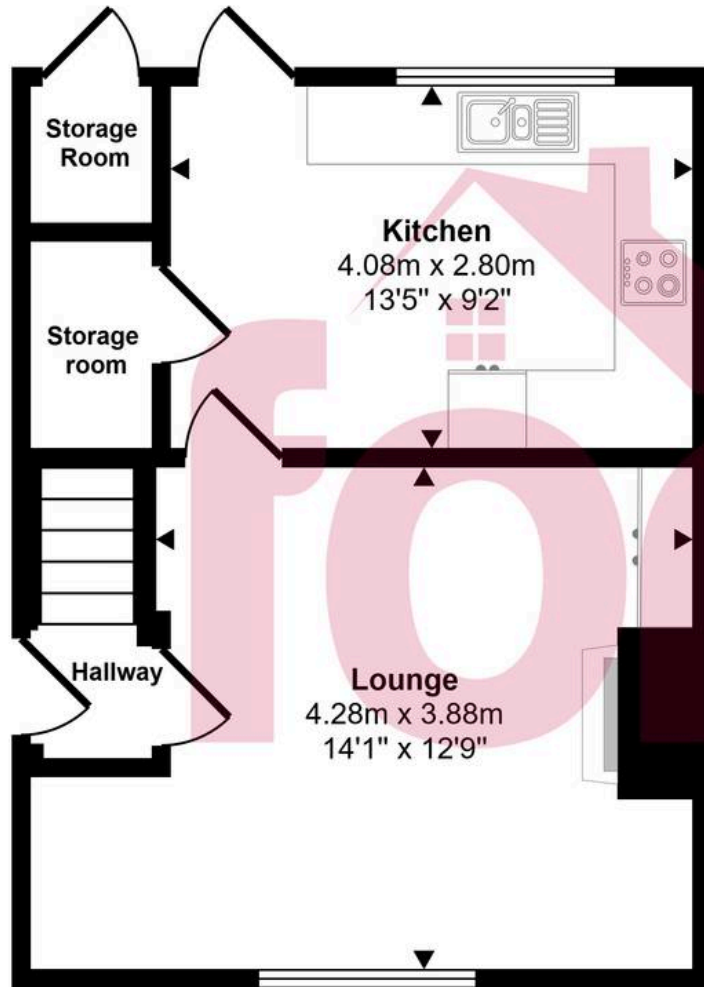
The third bedroom is located at the front of the house.

Shower Room

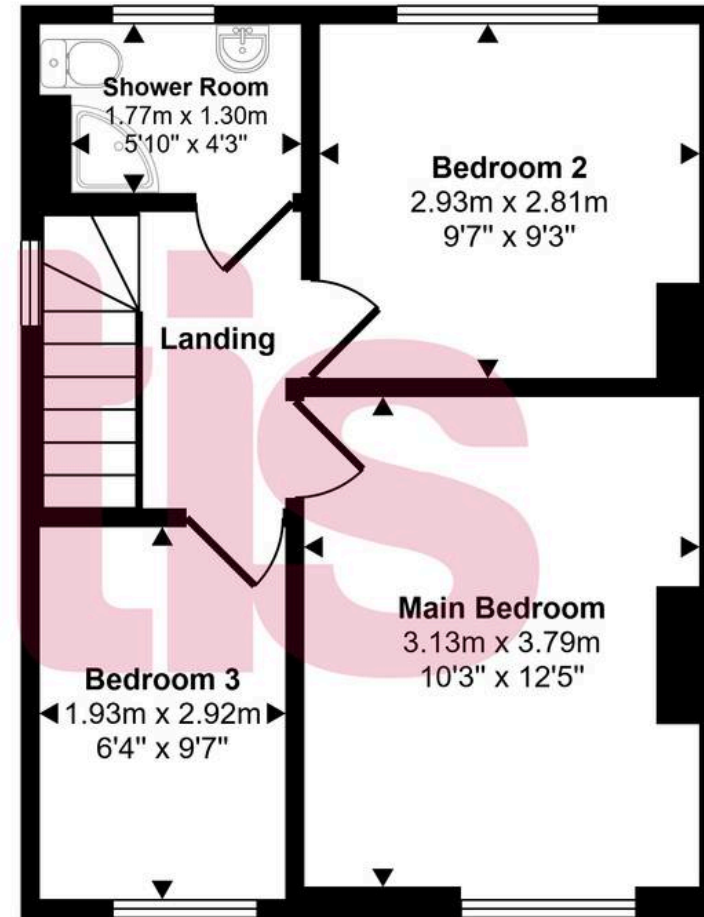
The shower room is located at the rear of the property and comprises of; Walk in corner shower, WC and wash hand vanity unit.



Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 36 sq m / 383 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.