



157A Heol Trelai, Caerau
Cardiff

Guide Price **£135,000**

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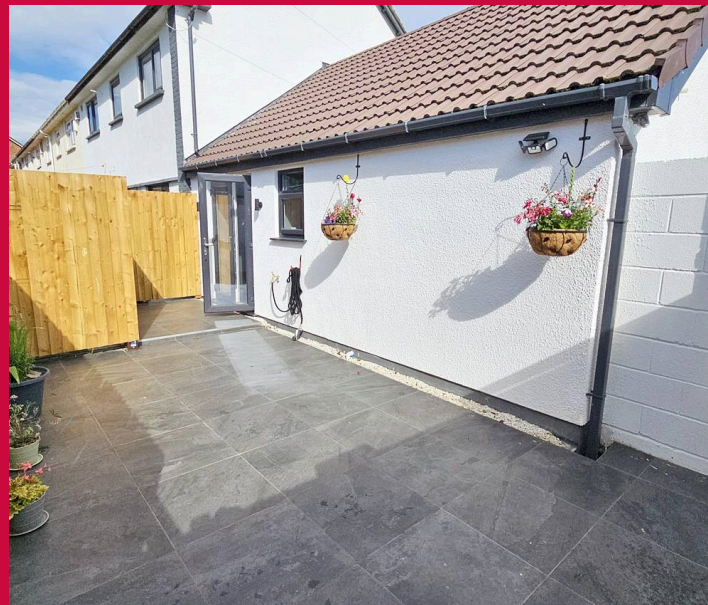
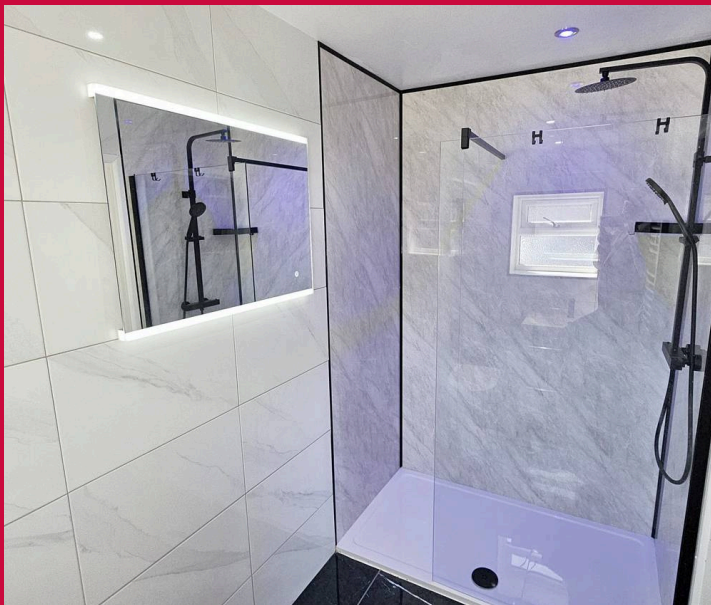
157A Heol Trelai

Caerau, Cardiff

Exquisite semi-detached property, thoughtfully designed layout with a Generously sized bedroom, elegant shower room, Parking for one car and private patio garden.
Council Tax band: TBD

Tenure: Freehold

- Semi detached property
- One Bedroom
- One Reception
- Beautifully Appointed Shower Room
- Parking For One Car
- Private Patio Garden
- Side Garden
- No Chain
- FREEHOLD



Kitchen

A well appointed kitchen, fitted with a range of modern units with work surfaces over, tiled splash backs, integrated oven and hob with cooker hood above, tiled flooring, ceiling light point, double glazed doors to the rear garden, doorway to:

Utility

Fitted with a range of wall and base level cupboard and drawer units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs, space for washing machine, tiled flooring, double glazed window to the rear.

Living Room

Double glazed front aspect window, ceiling light point, 2 x feature radiator, door to:

Bedroom

Double glazed front aspect window, ceiling light point, 2 x feature radiators, loft access point, door to:

Shower Room

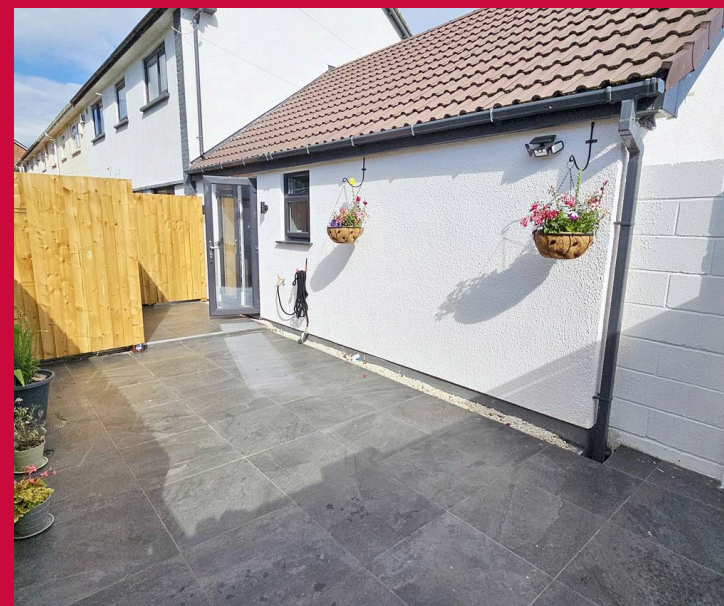
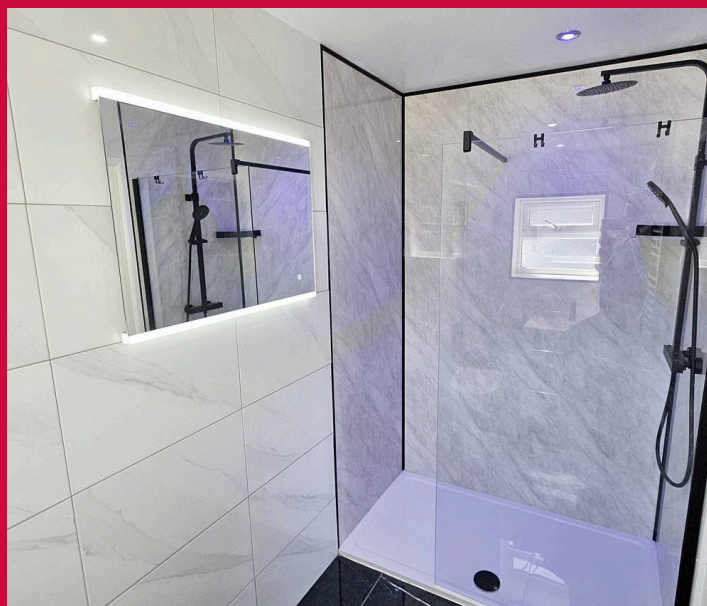
A beautifully appointed shower room with walk in shower cubicle with rainwater shower head and body wash attachment, low level WC, vanity unit with inset wash basin and storage cupboard beneath, wall mounted media mirror, heated towel rail, ceramic tiled walls and floor, double glazed obscured window.

Loft

A good sized loft room spanning the entirety of the property with wall mounted boiler and ceiling light point.

NB

The seller is currently in the process of splitting the property from the main house on the title deeds, and gaining the necessary consents etc, whilst also arranging to have the services separated / connected. This will need to be all be carried out in readiness for completion. If you require more information, please feel free to ask.





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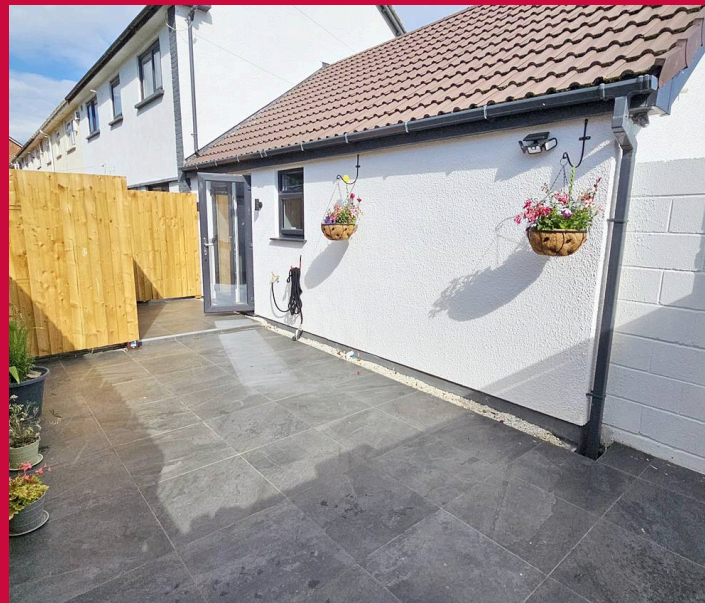
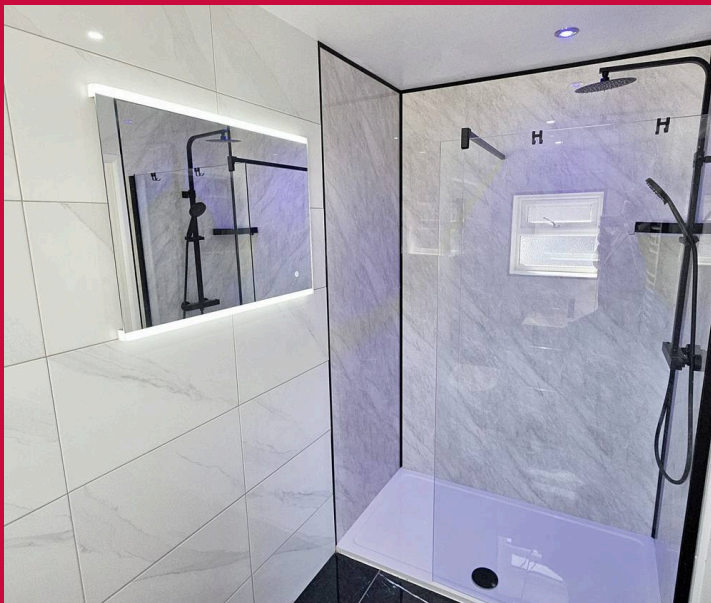
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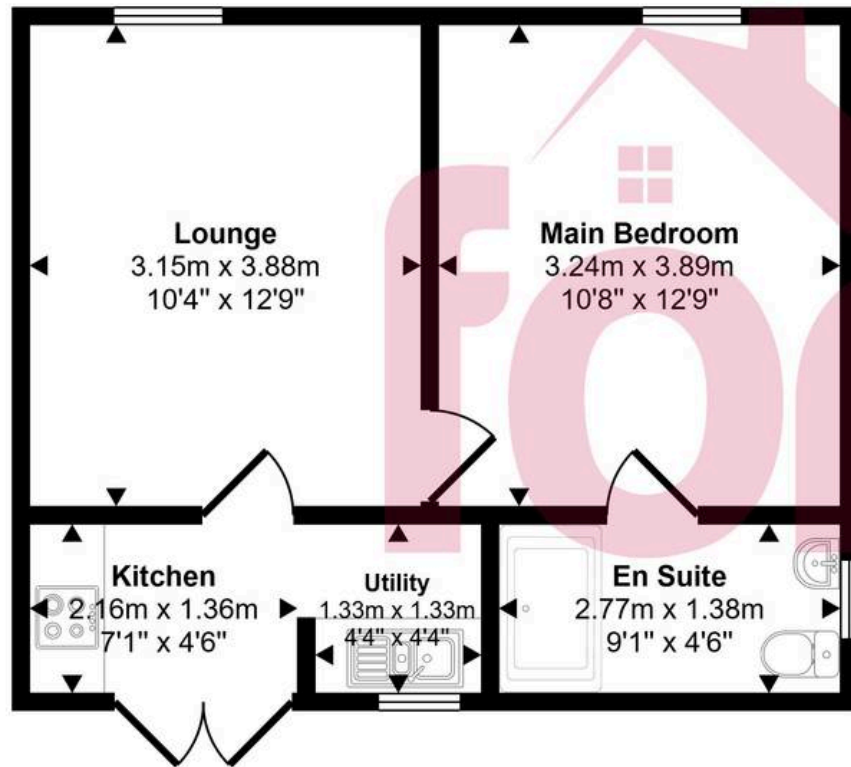
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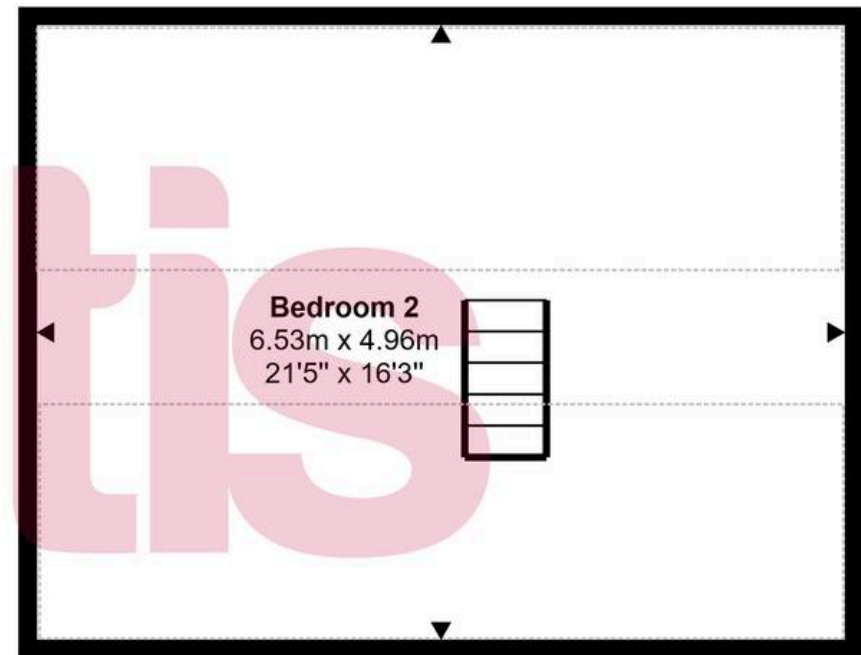
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Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 32 sq m / 349 sq ft

 Denotes head height below 1.5m

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.

REAR GARDEN

A low maintenance, South Facing, paved patio garden, gated side access, outside water tap.

GARDEN

The side Garden is mainly laid to lawn with flower bed.

OFF STREET

1 Parking Space

Shingled driveway providing off road parking for 1 car.

