



Ty Coch , Newport Road Castleton Cardiff CF3 2UR
£450,000 Freehold

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Ty Coch , Newport Road Castleton Cardiff South Glamorgan CF3 2UR

STUNNING FAMILY HOME - Move straight in to this gorgeous four bedroom detached home. With nothing to do internally the property greets you with a light and airy hallway giving access to the downstairs wc and lounge which in turn leads to the kitchen/diner. To the first floor are the aforementioned bedrooms with en-suite shower room to the master bedroom and a family bathroom. To the front is ample off road parking provided by a block paved driveway and to the rear is a fully enclosed garden with patio and faux lawn. Viewing on this fabulous home is highly recommended.



Entrance Hall

Enter in to this light and airy hallway with ceramic tiles to the floor and carpet to the single flight staircase to the first floor landing. PVC window to the side aspect. Radiator. Plain walls and ceiling with inset spot lights. Doors leading to cloakroom wc and lounge.

Cloakroom Wc

Fitted with a white two piece suite to include a wc and pedestal wash hand basin. Chrome towel radiator. PVC window in obscure glass to side.

Lounge

11' x 23' 3" (3.35m x 7.09m)

A beautiful room that has warmth and style offered by a fitted carpet, two radiators and a feature gas fire place inset in to a chimney breast. The bay window to the front aspect offers natural light while double doors open to the kitchen.

Kitchen

11' 9" x 16' 3" to units (3.58m x 4.95m to units)

A recent addition to the property with this fitted 'Wren' kitchen that offers wall and base units in gloss white with a contrasting black worktop. The integrated appliances include a dishwasher, freezer, coffee machine, washer/dryer, garbage disposal unit. Also offered for sale

with a 'Rangemaster' double cooker with extractor hood over and a 'Rangemaster' 'American' style fridge freezer. The sparkling ceramic tiled floor is set off by the lighting that is inset in to the units as well as the natural light that floods the room from the bi-folding doors and a further window that over look the rear garden.

First Floor Landing

PVC window to side. Fitted carpet. Radiator. Loft hatch leading to loft which is fully boarded for storage. Doors leading to all bedrooms and family bathroom.



Bedroom One

.12' 10" x 10' 11" (3.91m x 3.33m)

Master bedroom with PVC window to the front aspect. Laminate flooring. Radiator. Plain walls and ceiling with inset spotlights. Door leading to en-suite.

En-Suite Shower Room

Fitted with a white suite to include low level WC, pedestal wash hand basin and double shower cubicle with electric shower. Tiled splash backs. PVC window in obscure glass to the side aspect. Chrome towel radiator.

Bedroom Two

10' 1" x 9' 10" (3.07m x 3.00m)

Double bedroom with PVC window over looking the rear garden. Laminate flooring. Radiator with cover and lights inset. Fitted wardrobe.

Bedroom Three

11' 9" x 8' 9" (3.58m x 2.67m)

Double bedroom with PVC window over looking the rear garden. Laminate flooring. Radiator with cover and lights inset. Fitted wardrobe.

Bedroom Four

6' 8" max x 10' 6" max (2.03m max x 3.20m max)

Single bedroom with PVC windows to both front and side aspect. Radiator. Laminate flooring. Storage unit to include single bed which has colour changing lights inset.

Family Bathroom

Fitted with a four piece white suite to include WC, pedestal wash hand basin, shower cubicle, bath, fully tiled walls and floor, towel radiator, spotlights inset in the ceiling, PVC window in obscure glass to the side.

Outside Front

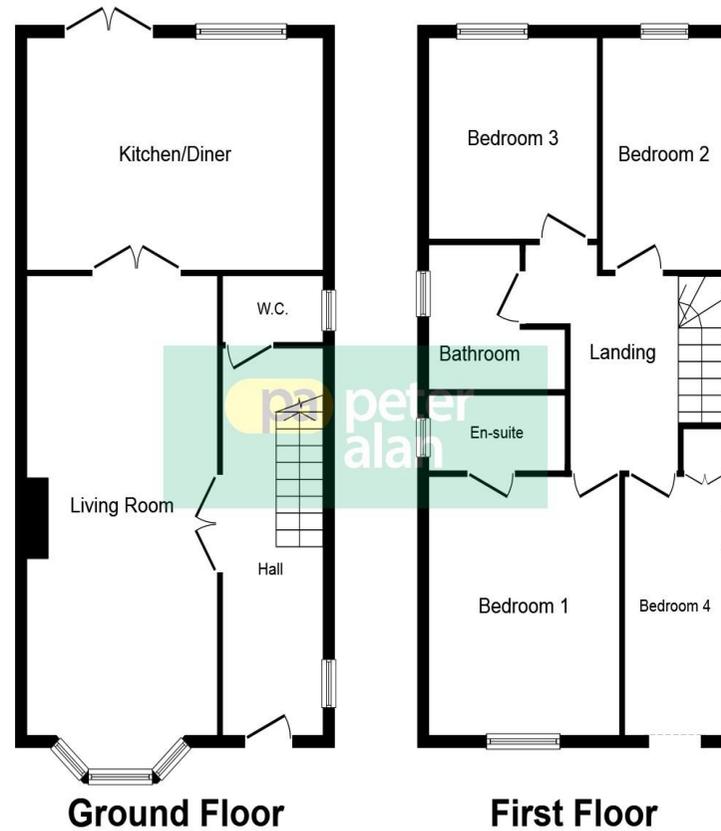
A block paved driveway provides off road parking for several vehicles and leads to the front door.

Outside Rear

A full enclosed rear garden by timber fence. The patio area provides a perfect place for 'Alfresco' dining which in turn leads to a faux lawn which allows easy maintenance and a tidy garden all year round and no need for a lawn mower! A feature wooden shed is then offered with power and can be used as a summer house as well as separate storage.







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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798 Newport Road, Rumney, CARDIFF, South Glamorgan, CF3 4FH

EPC Rating: Awaited

Property Ref:RUM301325 - 0001



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