44 St. Agnes Road, Cardiff

£525,000 Freehold

Spacious four bed semi with annexe, extended kitchen, large lounge, garden, driveway. Close to shops, schools, UHW, and transport. Ideal for families or multigenerational living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

PORCH
4' 1" x 6' 9" (1.25m x 2.05m)
Enter via uPVC and glass panelled front door into porch. Obscured glass window and door with obscured glass panel to main hallway. Doors to annexe.

HALLWAY
Wood flooring. Radiator. Stairs to first floor. Door to downstairs wc.

W.C
2' 5" x 4' 7" (0.74m x 1.40m)
Comprising a W.C. and wall-mounted wash hand basin with hot and cold tap. Tiled flooring.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM
13' 2" x 18' 1" (4.01m x 5.51m)
KITCHEN: Double glazed window overlooking the rear garden. Fitted with a range of base and wall mounted units incorporating a sink with mixer tap. Space for a range cooker with extractor hood over, washing machine, tumble dryer, dishwasher and American-style fridge freezer. Large central island with breakfast bar. Radiator. Storage cupboard. Spotlights. Opening to: LOUNGE AREA: 4.11 x 3.27 Double glazed French doors and window to rear garden.

RECEPTION ROOM
13' 5" x 10' 11" (4.10m x 3.34m)
4.10 x 3.34 (into alcove) Inset gas fire with wooden mantel. Picture rail and coving. Radiator. Double glazed window to open-plan living space.

LOUNGE
10' 11" x 15' 4" (3.33m x 4.67m)
3.33 (into alcove) x 4.67 (into bay) Double glazed bay window to front. Inset gas fire with mantelpiece. Radiator. Door to main hallway. Picture rail. Coving. Wood block flooring.

STAIRS AND LANDING
Airing cupboard. Doors to bedrooms. Coved ceilings.

BEDROOM ONE
13' 0" x 10' 0" (3.95m x 3.05m)
Double glazed bay window to front. Radiator. Coved ceiling and picture rail.

BEDROOM TWO
13' 6" x 10' 11" (4.11m x 3.34m)
4.11m x 3.34m (into alcove) Double glazed window to rear. Coved ceiling. Picture rail. Radiator. Loft access via hatch.

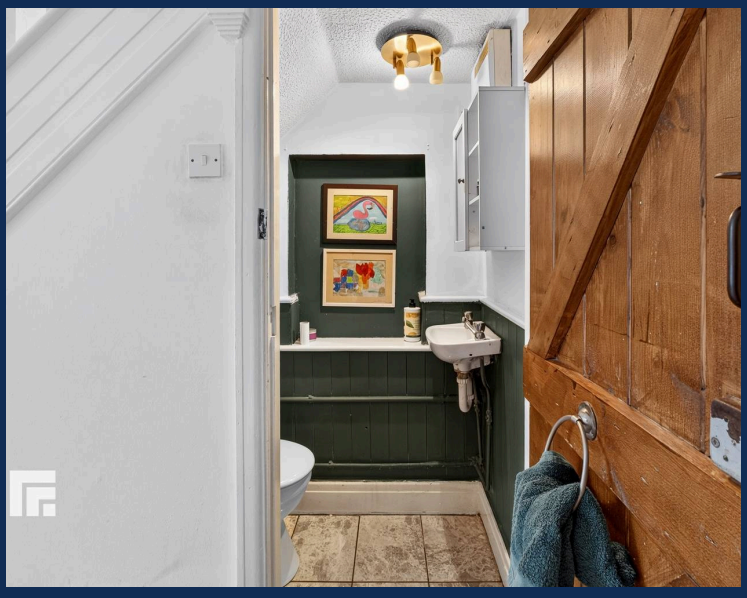
BEDROOM THREE
12' 11" x 8' 0" (3.93m x 2.43m)
Double glazed window to front. Coved ceilings. Radiator.

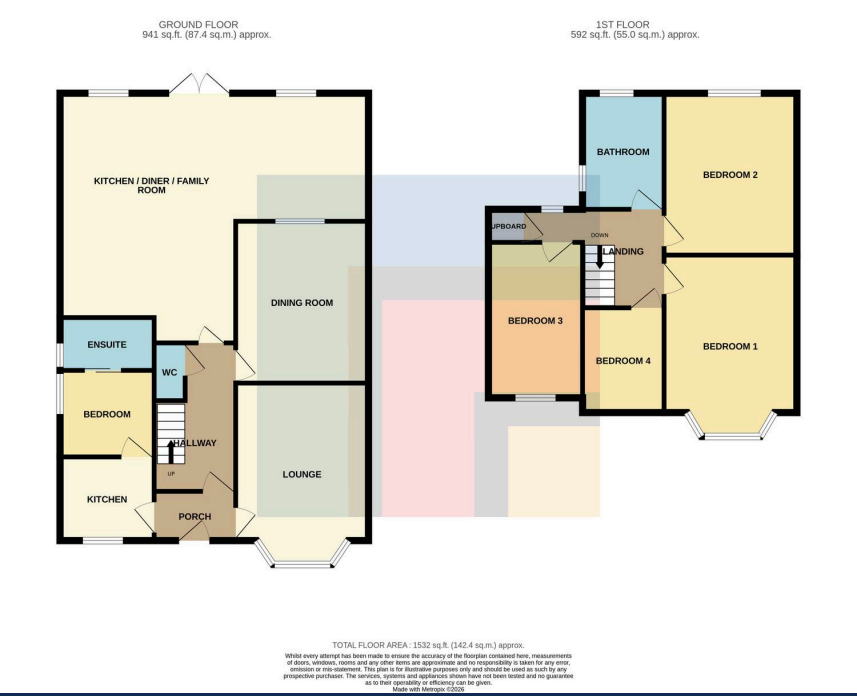
BEDROOM FOUR
8' 8" x 6' 9" (2.65m x 2.07m)
Double glazed window to front. Radiator. Storage space. Coved ceilings.

BATHROOM
Double glazed obscured windows to the rear and side. Four-piece suite comprising a freestanding bath with mixer tap, pedestal wash hand basin, W.C. and walk-in shower with mains shower. Tiled walls and flooring. Spotlights. Heated towel rail.

ANNEXE
Accessed via front porch. KITCHEN: 2.10 x 2.37 Double glazed window to front. Fitted with a range of base and wall mounted units with wooden worktops incorporating a stainless steel sink with mixer tap, integrated induction hob with extractor hood over, and integrated oven. Radiator. Spotlights. BEDROOM: 2.16 x 2.23 Double glazed obscured glass window to side. Radiator. Spotlights. ENSUITE: 1.30 x 1.5 Three-piece suite comprising pedestal wash hand basin with mixer tap, W.C. and walk-in shower. Extractor fan.

AML
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG

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