

# Bartley Wilson Way

CARDIFF, CF11 8EL

**OFFERS IN EXCESS OF £350,000**

**Hern &  
Crabtree**



# Bartley Wilson Way

A handsome three-bedroom detached home occupying a generous end plot on Bartley Wilson Way.

The entrance hall forms a natural centre point to the home, creating an easy flow between the principal living spaces. To the left, the living room is both spacious and quietly inviting, with French doors opening directly onto the garden, drawing in natural light throughout the day. To the right, the kitchen and dining room has been designed very much with everyday living in mind, featuring a contemporary finish, a breakfast bar for informal meals, and a second set of French doors that extend the space outdoors during warmer months. A cloakroom completes the ground floor.

Upstairs, three well proportioned bedrooms provide comfortable accommodation. The principal bedroom benefits from its own en suite, while a family bathroom serves the remaining rooms with a clean, modern feel.

Outside, the rear garden is generous for the area, offering a secure and private setting for both relaxation and play, with access through to the garage. The driveway provides additional off street parking, reinforcing the home's practical appeal.

The location is particularly well placed for access into Cardiff city centre, with excellent transport links and a range of local amenities close at hand. Green spaces, schools, and everyday conveniences are all within easy reach, making this an ideal choice for those seeking a well connected yet residential environment.



# 882.00 sq ft

## Outside front

Steps with wrought iron railings. Storm porch. Mature shrubs.

## Entrance Hall

Enter via a double glazed composite door to the front elevation. Vinyl tile flooring. Radiator. Stairs rise up to the first floor.

## Cloakroom

A modern two piece suite comprising: W/C and wash hand basin. Vinyl tile flooring. Radiator.

## Living room

Double glazed windows to the front and side elevation. Double glazed French doors leading to the rear garden. Laminate flooring. Radiator. Understairs storage cupboard.

## Kitchen/ dining room

Double glazed window to the front elevation. Double glazed French doors leading to the rear garden. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with glass splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Breakfast bar. Vinyl tile flooring. Radiator. Fitted storage cupboard with plumbing for washing machine.

## Landing

Stairs rise up from the entrance hall. Wooden handrail. Bannister. Double glazed window to the rear elevation. Loft access hatch. Fitted linen cupboard with concealed gas combination boiler.

## Bedroom One

Double glazed windows to the front and side elevation. Fitted sliding wardrobes. Laminate flooring. Radiator.

## En Suite

Double glazed obscure window to the side elevation. W/C and wash hand basin. Shower quadrant with fitted shower over and glass sliding doors. Part tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

## Bedroom Two

Double glazed window to the front elevation. Laminate flooring. Radiator.

## Bedroom Three

Double glazed window to the rear elevation. Laminate flooring. Radiator.

## Bathroom

Double glazed obscure window to the front elevation. W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

## Garden

Enclosed rear garden. Paved patio/ Wooden decking. Stone chippings. Astro turf. Outside light. Cold water tap. Access to the garage. Pedestrian gate leading to the front aspect.

## Driveway

Driveway to the side aspect offering off road parking. Access to the garage.

## Garage

Up and over roller garage door. Door to the garden.

## Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating C.

## Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

