

# Powderham Drive

CARDIFF, CF11 8ES

GUIDE PRICE £230,000

Hern &  
Crabtree



# Powderham Drive

No onward chain!

A rare opportunity to acquire a modern two bedroom property with driveway parking & a good size garden, situated on the fringe of the city centre of Cardiff.

Powderham drive, is located the highly sought after Grangetown area of Cardiff, neighbouring Leckwith - which offers a thriving community and easy access to a huge amount of attractive amenities, which include: Leckwith retail park, Cardiff Bay and Cardiff city centre.

The property is offered for sale with no onward chain and could be a wonderful first time buy, investment or downsize.

The property is well presented throughout and in brief comprises: porch, lounge, kitchen/ diner, landing, two bedrooms and bathroom.

To arrange a viewing, please contact a member of the sales team on 02920 228135.



# 679.00 sq ft

## Entrance porch

Double glazed panelled front door to the porch. Radiator. Glass panelled internal door to:

## Lounge

A light and spacious reception room. Double glazed window to the front elevation. Radiator. Textured ceiling. Coving to the ceiling. Wired for wall lights. Feature flooring. Staircase rising to the first floor with newel posts and spindles. Glass panelled internal door to:

## Kitchen/ diner

A range of matching wall and base units with cupboards and drawers with wood effect panelled doors and complementary work surfaces over. One and a half bowl sink drainer unit with mixer tap above. Space for undercounter fridge and freezer. Space and plumbing for washing machine. Built in electric oven with four ring gas hob and cooker hood over. Walls are part tiled. Feature flooring. Radiator. Space for table and chairs. Double glazed window and door to the rear elevation giving access to the garden.

## Rear garden

The rear garden is fully enclosed with timber fencing. A low maintenance garden, with chippings and slabs.

## Landing

Access to the loft space. Doors to bedrooms and bathroom.

## Bedroom one

Double glazed window to the front elevation. Radiator. Fitted wall to wall, floor to ceiling wardrobes with sliding doors.

## Bedroom two

Double glazed window to the rear elevation. Radiator.

## Bathroom

A three piece suite comprising: p shaped bath with electric shower over and screen, wash hand basin and close coupled WC. Radiator. Walls are fully tiled. Extractor. Door to storage cupboard.

## Outside front

To the front of the property is a driveway providing off street parking.

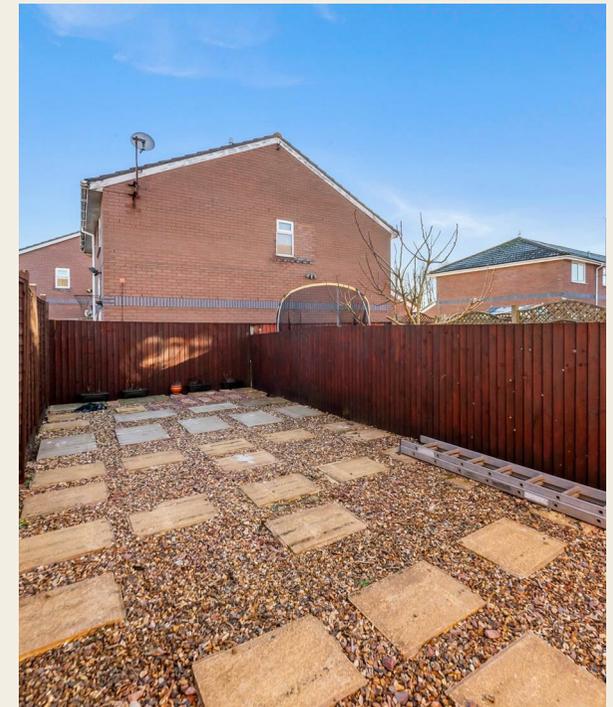
## Additional information

Freehold. Council Tax Band D. EPC rating B.

## Disclaimer

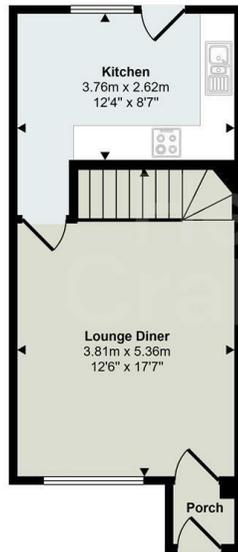
Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

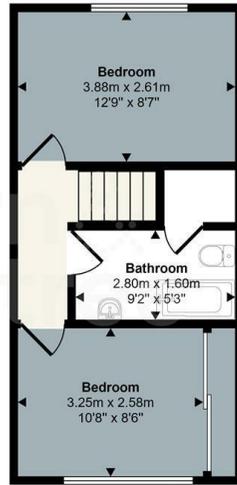


# Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
63 sq m / 679 sq ft



**Ground Floor**  
Approx 32 sq m / 343 sq ft



**First Floor**  
Approx 31 sq m / 336 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>84</b>
	<b>69</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

