Bartley Wilson Way

CANTON, CF11 8EN

GUIDE PRICE £320,000

Hern & Crabtree

Bartley Wilson Way

A well-presented three-bedroom modern home on Bartley Wilson Way.

The ground floor opens into a central hallway with a useful cloakroom and access to a particularly spacious living room, which benefits from plenty of natural light and provides ample room for both relaxing and home working. To the rear is a contemporary fitted kitchen with a range of integrated appliances and breakfast bar, opening into a dining area. French doors lead through to a conservatory, creating an additional reception space overlooking and opening onto the garden.

Upstairs are three bedrooms, with the principal bedroom enjoying fitted wardrobes and its own en suite shower room. The remaining bedrooms provide flexibility for family accommodation, guests or a dedicated home office, while a separate family bathroom completes the first floor.

Outside, the enclosed rear garden offers a combination of lawn and patio seating areas, providing a pleasant and relatively low-maintenance space for entertaining and family use. The property also benefits from off-road parking.

Bartley Wilson Way is particularly well placed for access to both Canton and Cardiff city centre, with a wide range of shops, cafés, restaurants and everyday amenities within easy reach. Capital Shopping Park at Leckwith is close by, while the independent shops, cafés and eateries of Canton are also readily accessible. For commuters, Ninian Park railway station is just a short distance away, with Grangetown and Cardiff Central station also within approximately a mile.

Approx 1000.00 sq ft

Front
To the front is a low-maintenance planted area with established shrubs and paved pathways leading to the covered entrance, with off-road parking positioned alongside the property.

Entrance Hall
Entered via the front door into a central hallway with wood-effect flooring, stairs rising to the first floor and doors leading to the principal ground-floor rooms.

Living Room
A generously proportioned reception room with windows to two aspects providing plenty of natural light. Finished with wood-effect flooring and offering ample space for a range of lounge furniture as well as a home-working area.

Kitchen
Fitted with a contemporary range of wall and base units complemented by work surfaces and a breakfast bar. Integrated appliances include an oven and microwave, with a gas hob, extractor and inset sink with drainer. Window to the side and open access into the dining area.

Dining Room
Positioned alongside the kitchen and providing space for a dining table and chairs. A bright and sociable space with a large window and French doors opening directly into the conservatory.

Conservatory
A useful additional reception space enjoying extensive glazing overlooking the rear garden. Currently used as a dining area, with tiled flooring and French doors providing direct access onto the garden.

Cloakroom
Useful ground-floor cloakroom fitted with a WC and wall-mounted wash hand basin, finished with patterned flooring.

Landing
Central landing providing access to all three bedrooms and the family bathroom.

Bedroom One
A well-proportioned double bedroom with windows to two aspects, fitted sliding wardrobes and direct access to the en suite shower room.

En Suite
Fitted with a shower enclosure, WC and pedestal wash hand basin, complemented by patterned flooring and a chrome heated towel rail.

Bedroom Two
A good-sized bedroom with a window providing natural light and space for bedroom furniture.

Bedroom Three
A versatile third bedroom, currently arranged as a home office but equally suitable as a child's bedroom, nursery or guest room.

Bathroom
Fitted with a white suite comprising panelled bath with shower over and glazed screen, WC and wash hand basin. Finished with patterned flooring and a chrome heated towel rail.

Garden
An enclosed rear garden arranged with lawn and paved areas, together with a separate seating area ideal for outdoor dining and entertaining. Gated side access.

Parking
Off-road parking is available alongside the property.

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

Disclaimer
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Council Tax Band: E

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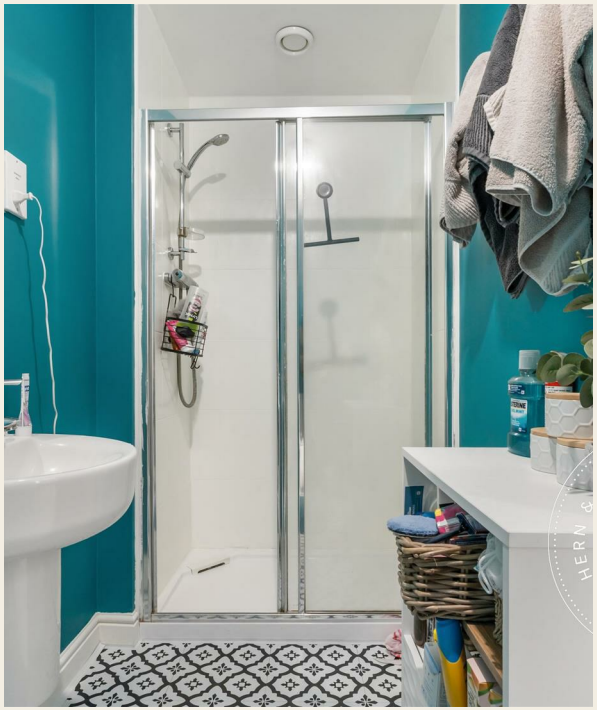

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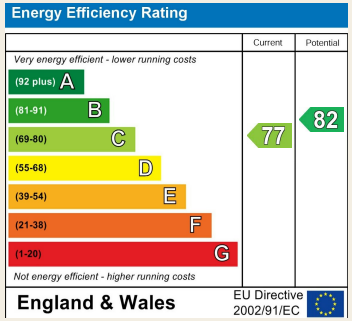

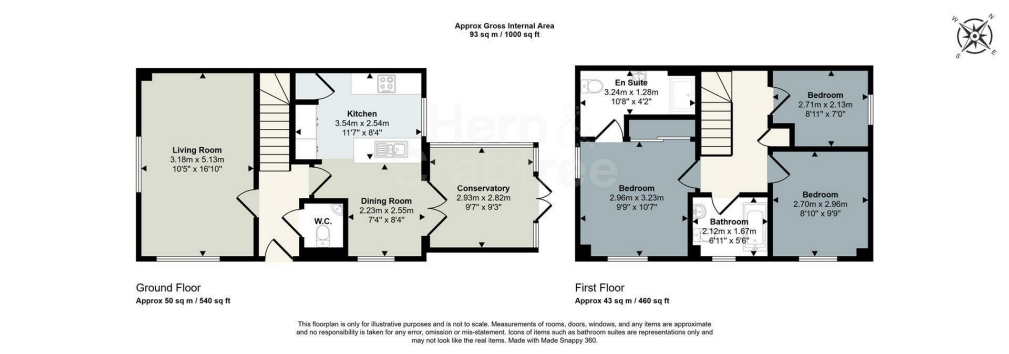

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