

Dulwich Gardens

CARDIFF, CF5 1SE

GUIDE PRICE £285,000

Hern &
Crabtree



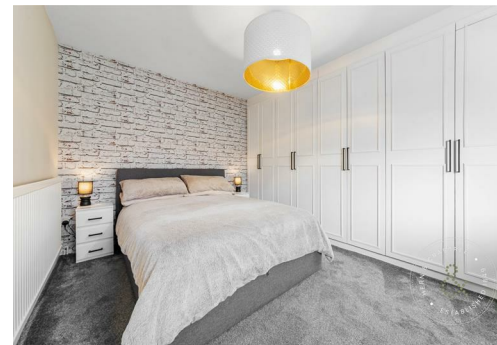
Dulwich Gardens

A charming and rarely available three-bedroom ground floor maisonette, ideally located between the desirable areas of Llandaff and Pontcanna in Cardiff.

Dulwich Gardens offers an exceptionally convenient setting, with easy access to local amenities, a variety of eateries, and excellent transport links to the city centre. The property is also within close proximity to three outstanding local parks: Llandaff Fields, Thompson's Park, and Victoria Park.

Nestled within beautifully maintained communal grounds, the property enjoys a peaceful and scenic outlook over the mature gardens of Dulwich House. The accommodation briefly comprises a welcoming hallway, a spacious lounge, a kitchen/diner, three well-proportioned bedrooms - all with fitted wardrobes, a family bathroom, and a separate water closet.

In addition to its attractive surroundings, the property benefits from two private entrances, providing access to the front and rear of the property. The front entrance leads to the added advantage of a secure garage and on-site parking, available exclusively to the residents of Dulwich Gardens.



739.00 sq ft

Hallway

Enter via a double glazed door to the front elevation. Wooden laminate flooring. Radiator.

Lounge

15'8" max x 10'10" max

Double glazed large windows to the rear elevation. Coved ceiling. Radiator.

Kitchen/Diner

10'2" max x 9'10" max

Double glazed window to the rear elevation. Double glazed door leading out to the communal gardens. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Space for gas or electric cooker. Plumbing for washing machine. Space for fridge freezer. Worcester gas combination boiler. Radiator.

Bedroom One

13'6" max x 10'3" max

Double glazed window to the front elevation. Radiator. Fitted wardrobes. Storage into eave.

Bedroom Two

10'5" max x 9'10" max

Double glazed window to the side elevation. Wooden laminate flooring. Radiator. Fitted storage cupboard.

Bedroom Three

9'11" max x 6'9" max

Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Fitted wardrobe.

Bathroom

7'8" max x 7'3" max

Wash hand basin. Vanity cupboard. Bath with shower mixer. Part tiled walls. Wooden laminate flooring. Radiator.

Cloakroom

W/C and wash hand basin. Wooden laminate flooring. Extractor fan.

Garage & Parking

Garage and allocated parking to the front aspect.

Tenure

Please note that the seller is in the process of extending the lease. The seller informs us that the property will benefit from an extended lease upon completion, set to be 999 years. The property also benefits from a share of the freehold.

Additional Information

Council tax band D (Cardiff). EPC rating TBC.

Disclaimer

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