

Graham Walk

CARDIFF, CF11 9AS

GUIDE PRICE £240,000

**Hern &
Crabtree**



Graham Walk

Tucked away within the popular Canton Court development, this well-presented three-bedroom mid-terrace home situated on Graham Walk – a peaceful, well-maintained cul-de-sac – this charming home makes for an ideal step up the ladder, a perfect downsize or a solid investment in one of Cardiff's most vibrant districts.

Step inside and you'll find a bright, well-balanced layout designed for modern living. The ground floor opens into a spacious lounge, ideal for relaxing or entertaining with French doors leading out to a private, low-maintenance garden – perfect for al fresco evenings or weekend brunches. While the front hosts a contemporary kitchen.

Upstairs, three well-proportioned bedrooms provide ample room for a growing family, home office setup or guest accommodation, with the principal bedroom offering a serene retreat at the rear of the house. A sleek family bathroom completes the first floor.

Outside, the home benefits from allocated parking and a quiet, community-focused setting. Graham Walk enjoys easy access to the bustling amenities of Cowbridge Road East, nearby parks, sought-after local schools, and excellent transport links to Cardiff City Centre.



1049.00 sq ft

Front

Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storage cupboard.

Hallway

Enter via a composite door to the front elevation with stained glass. Coved ceiling. Half rise feature wall panelling. Wooden laminate flooring. Radiator. Stairs rise up to the first floor.

Cloakroom

Double glazed obscure window to the front elevation. Coved ceiling. W/C and wash hand basin. Part tiled walls. Vinyl flooring. Radiator.

Kitchen

Double glazed window to the front elevation. Coved ceiling. Dado rail. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Space for gas cooker with glass splashback and cooker hood over. Space for fridge freezer. Plumbing for washing machine. Space for full length dishwasher. Space for further appliance. Tiled flooring. Radiator.

Lounge

Double glazed windows and door to the conservatory offering natural light. Coved ceiling. Electric fire with stone surround. Wooden laminate flooring. Radiator. Under stairs storage cupboard.

Conservatory

Double glazed French doors leading to the rear garden. Double glazed windows. Vinyl flooring.

Landing

Stairs rising up from the hallway. Wooden handrail. Wooden bannister. Half rise feature wall panelling. Coved ceiling. Loft access hatch. Fitted linen cupboard with concealed gas combination boiler. Further fitted cupboard.

Bedroom One

Double glazed window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator.

Bedroom Two

Double glazed window to the front elevation. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Coved ceiling. Wooden laminate flooring. Radiator. Fitted storage cupboard.

Garden

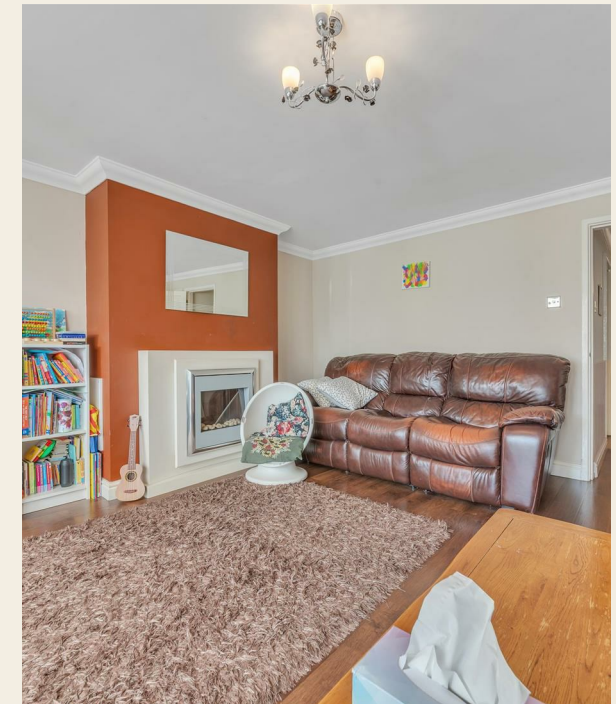
Enclosed rear garden. Brick paved patio. Pedestrian gate leading to rear access. Purpose built storage shed.

Additional Information

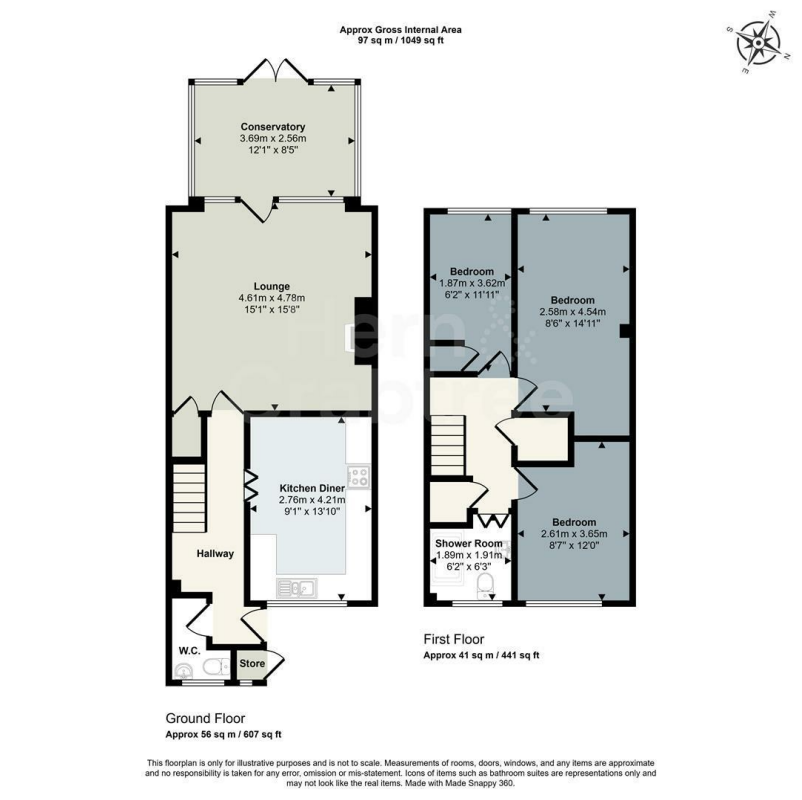
Freehold. Council Tax Band (Cardiff). EPC rating.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

