# Walton Place

GRANGETOWN, CF11 8BL

**GUIDE PRICE £230,000**

Hern & Crabtree

# Walton Place

A two-bedroom semi-detached home tucked away on Walton Place, offering a good-sized garden, private driveway and detached garage.

The accommodation begins with an entrance hall leading through to the kitchen and a spacious lounge/diner. The main living space runs the depth of the property, with a feature fireplace, staircase to the first floor and doors opening directly onto the rear garden.

Upstairs are two bedrooms, including a generous main bedroom with two windows, together with a bathroom fitted with a three-piece suite.

Outside, the rear garden is mainly laid to lawn with a paved seating area and access alongside the house. A private driveway leads to a detached garage, providing useful off-road parking and storage.

The property would benefit from some updating, giving the next owner the opportunity to modernise and put their own stamp on the house. Walton Place is well positioned for access into Cardiff city centre, Cardiff Bay and the wider Grangetown area, with local shops, transport links and amenities all within easy reach.

## Approx 729.00 sq ft

**Council Tax Band: C**

Entrance Hall
Entered via the front door, with radiator and access through to the kitchen and lounge/diner.

Kitchen
Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset sink. Integrated oven with extractor above, with space and plumbing for further appliances. Two windows provide natural light.

Lounge/Diner
A spacious reception room running the depth of the property, with ample space for both living and dining furniture. Feature fireplace, staircase rising to the first floor and glazed doors opening directly onto the rear garden.

First Floor Landing
Providing access to both bedrooms and the bathroom.

Bedroom One
A generous double bedroom with two windows and radiator.

Bedroom Two
A further bedroom with window and radiator, suitable as a single bedroom, nursery or home office.

Bathroom
Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Part tiled walls and obscured window.

Rear Garden
An enclosed rear garden with a paved seating area adjoining the house and a lawn beyond. Gated access leads to the driveway and garage.

Driveway
Private driveway running alongside the property and providing off-road parking.

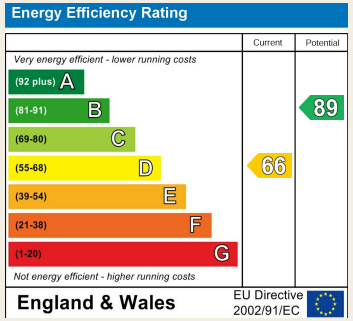
Garage
Detached single garage with double doors, providing secure parking or useful additional storage.

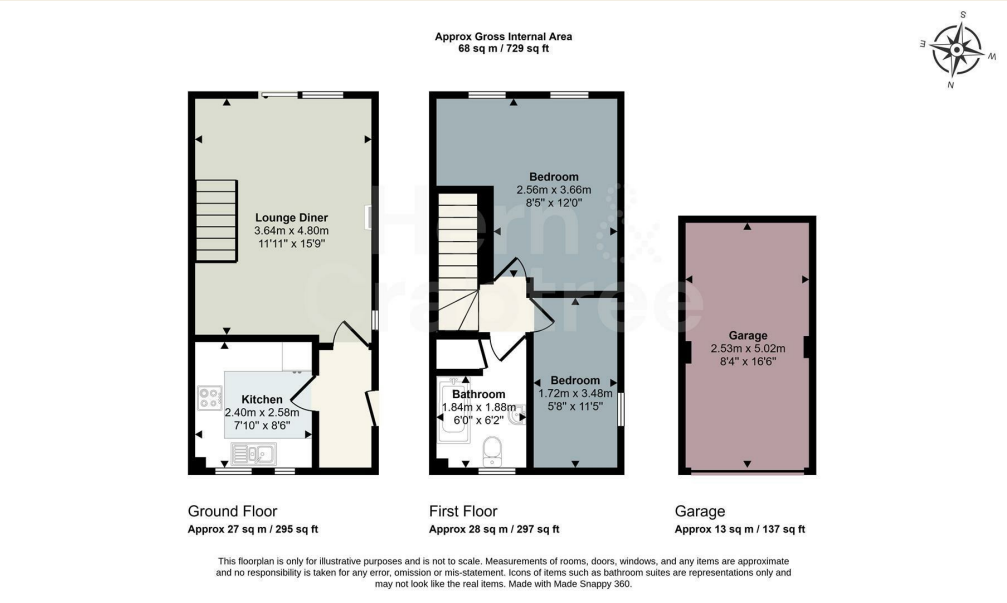
Additional Information
Freehold. Council Tax Band C (Cardiff). EPC rating D.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.
Please note: Buyers are required to pay a non refundable AML administration fee of £24 including VAT per buyer after their offer is accepted in order to proceed with the sale. Full details can be found on our website.

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







Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.