Walton Place

CARDIFF, 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.

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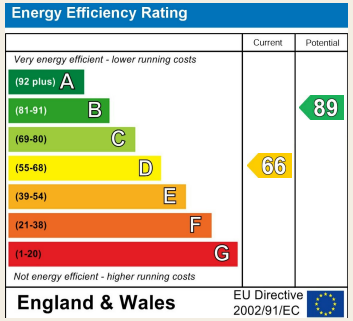

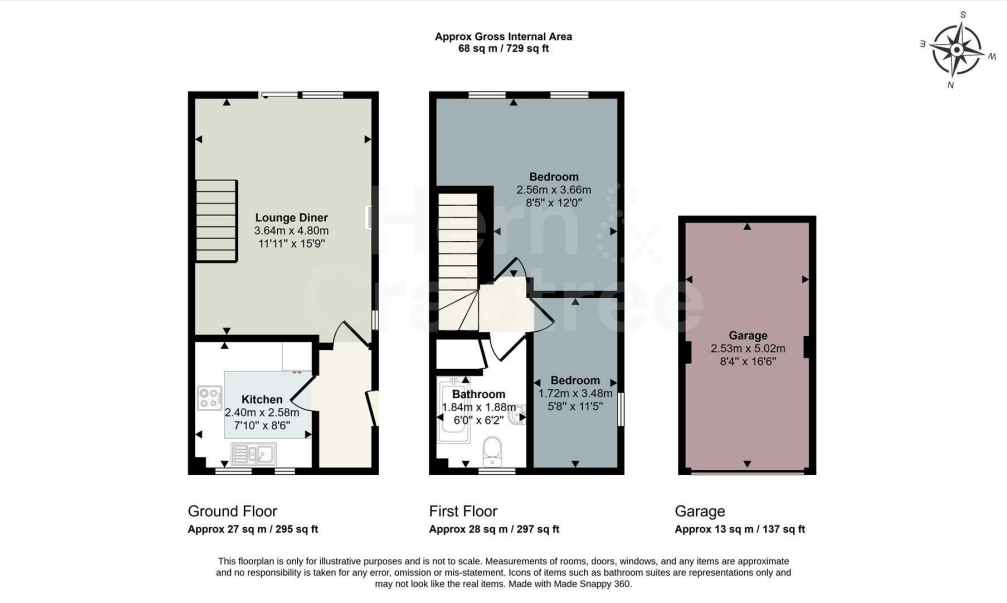

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