

Lon Werdd Close

MICHAELSTON, CARDIFF, CF5 4SL

GUIDE PRICE £310,000

**Hern &
Crabtree**



Lon Werdd Close

No Chain. Rarely Available Detached Three Bedroom Bungalow in a Sought After, Quiet Cul-de-Sac Location.

Situated in the highly desirable cul-de-sac of Lon Werdd Close, Michaelston, this generously sized three-bedroom detached bungalow offers beautifully presented and versatile living accommodation throughout.

The property briefly comprises: a welcoming Entrance Hall, a spacious Open Plan Lounge/Dining Room ideal for both relaxing and entertaining, a well-appointed Fitted Kitchen, Utility Area, three well-proportioned Bedrooms, and a modern Shower Room.

Externally, the home benefits from front and rear gardens, off-street parking, and a single integral garage, providing excellent storage and practicality.

Perfectly positioned between St Fagans and Michaelston, the property enjoys a convenient location close to Culverhouse Cross, offering excellent transport links via the M4 and A4050 into Cardiff city centre. A range of public transport routes are easily accessible, along with a large retail park featuring Tesco Extra, B&Q, and Marks & Spencer.



Approx 1177.00 sq ft

Entrance Hall

Entered via a pvc front door, coved ceiling, radiator, storage cupboard, access to loft space.

Living Room

Double glazed sliding patio doors to the rear garden, double glazed window to the rear, radiator, coved ceiling, wooden floor.

Kitchen

Double glazed window to the side, wall and base units, soe wall and a base unit, sink with draining grooves, integrated dishwasher, integrated fridge, a four ring induction hob with oven and grill beneath, laminate floor, door to utility

Utility Space

Plumbing for washing machine and tumble dryer.

Lobby

Double obscure glazed sliding door to the side, doors to the side.

Bedroom One

Double glazed window to the front, radiator, two built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, fitted wardrobes.

Bathroom

Double obscure glazed window to the side, walk in shower with hand rail and seat, and wash hand basin, heated towel rail, tiled walls and tiled floor.

W.C

Double glazed window to the side, w.c and wash hand basin, heated towel rail, tiled floor.

Rear Garden

Concrete sitting area, gate to the front,

Front

Garage

Integral garage with electric up and over door to the front, power, boiler is situated in the garage.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

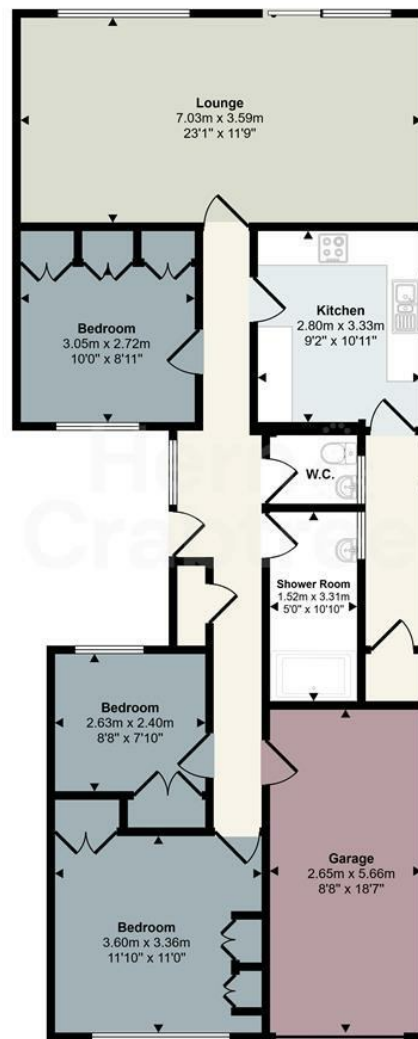
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: E





Approx Gross Internal Area
109 sq m / 1177 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
	EU Directive 2002/91/EC	

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



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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