

Verallo Drive

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8DT

GUIDE PRICE £385,000

**Hern &
Crabtree**



Verallo Drive

Perfectly positioned, tucked away on this generous size plot is this immaculate and stylish three bedroom detached house set on Lansdowne Gardens. Upgraded throughout, with light and spacious living space and ample off street parking and a garden room, this really is the perfect family home.

The accommodation briefly comprises: Entrance Hall, Lounge, Cloakroom, Open Plan Kitchen/Diner with doors leading out onto the rear garden and a further Sitting Room/Home Office to the ground floor. To the first floor are Three Bedrooms with an En-Suite to the Primary Bedroom and a family Bathroom. The property further benefits from a good size, low maintenance rear garden with a home office as well as a private driveway for two vehicles to the front. There also are views across Sanatorium Park with direct access to the Elly Trail.

Verallo Drive is a short stroll through the park to Ysgol Gymraeg Treganna, the main catchment school, and Ysgol Gymraeg Pwll Coch. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



1135.00 sq ft

Entrance

Entered via a composite door into a porch. Wooden floor. Part tiled walls.

Lounge

Double glazed window to the front. Media wall unit. Electric fireplace. Continuation of wooden flooring. Coved ceiling. Two radiators.

Hallway

Continuation of wooden flooring. Coved ceiling. Radiator. Stairs to the first floor. Door to cloakroom.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Laminate flooring. Radiator. Coved ceiling.

Converted Garage / Gym

Double glazed window to the front. Two radiators. Coved ceiling.

Kitchen/Dining Room

Double glazed window to the rear and double glazed patio doors to the rear. The kitchen is fitted with wall and base units. Four ring integrated gas hob and electric oven. Cupboard housing the combi boiler. Composite sink and drainer. Space and plumbing for a washing machine and dishwasher. Integrated fridge. Continuation of the wooden flooring. Radiator.

FIRST FLOOR

Dog leg staircase to the first floor. Double glazed window to the side on the half landing.

Landing

Loft access hatch. Built in storage cupboard.

Bedroom One

Double glazed window to the front. Radiator. Built in wardrobes. Door to en-suite.

En-suite

Obscure double glazed window to the side. Shower, w/c and wash hand basin. Laminate flooring. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the front. Bath with shower plumbed over, w/c and wash hand basin. Tiled walls. Laminate flooring. Radiator.

OUTSIDE

Front

Off street driveway for two vehicles.

Rear

Enclosed rear garden with wooden fencing. Purpose built garden room currently used as an office. Large shed. Astro turf lawn. Paved sitting area. Power point. Cold water tap. Access to the front. Gate.

Garden Room

Double glazed windows to the side and double glazed patio doors to the rear. Wooden flooring. Air con heater. Power and light.

Additional Information

We have been advised by the seller that the property is freehold.

Epc - C

Council Tax - E

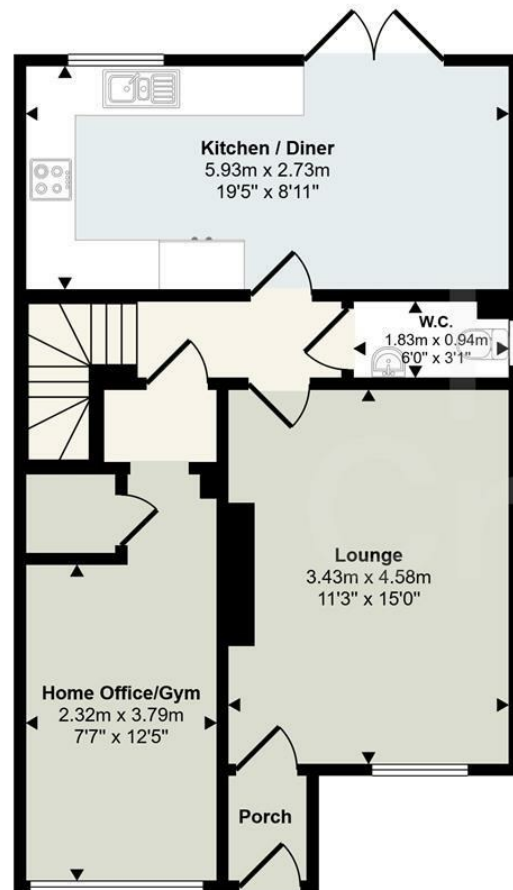
Disclaimer

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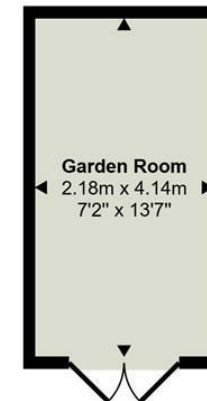
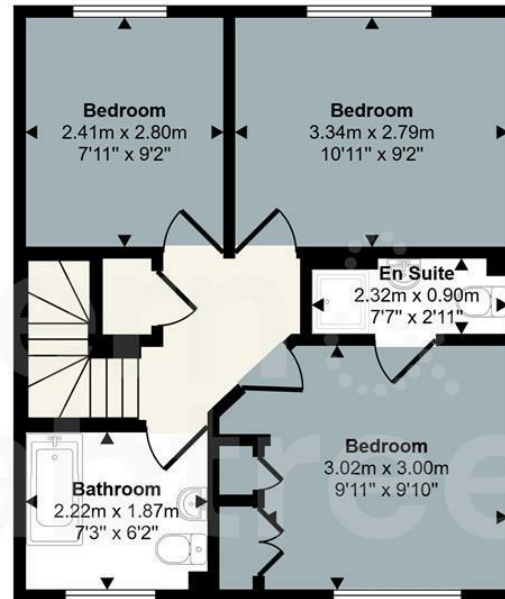
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area
105 sq m / 1135 sq ft



Garden Room
Approx 9 sq m / 97 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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