

# Gwern Close

ST LYTHANS PARK, CULVERHOUSE CROSS, CARDIFF, CF5 6XL

£400,000

Hern &  
Crabtree





# Gwern Close

An immaculate and tastefully presented four bedroom detached house located on this on this popular development in St Lythans Park. With an open plan Kitchen/Diner taking centre stage, this property will certainly prove to be popular.

Well proportioned throughout, with light and spacious living, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, an Open Plan Kitchen/Diner with French Doors out to the Rear Garden to the ground floor. To the first floor are Four Bedrooms, with an En-Suite to the Master and a Family Bathroom. The property further benefits from a beautifully landscaped rear garden as well as off street parking and a single garage to the side.

St Lythans Park is a development of new homes in Culverhouse Cross, on the outskirts of Cardiff and the Vale of Glamorgan. This home is ideally located for accessing the M4, and enjoying the many amenities on offer in the Welsh capital. Internal viewings are an absolute must!



**1184.00 sq ft**

### Entrance

Entered via composite front door with obscure glazing, stairs to the first floor, storage cupboard, radiator, and porcelain tiled flooring.

### Cloakroom

Double obscure glazed pvc window to the front, radiator, w.c and wash hand basin with tiled splashback, tiled flooring.

### Lounge

10'10" x 18'0"

Double glazed pvc window to front, sky TV point, radiator.

### Kitchen / Diner

18'7" max x 14'11" max

Double glazed pvc window to the rear and double glazed French doors leading to the garden, kitchen is fitted with a range of wall and base units with work tops over, one and a half bowl sink and drainer with mixer tap, integrated Zanussi oven, four ring gas hob with cooker hood above, integrated fridge and freezer, space and plumbing for a washing machine and dishwasher. Radiator, tiled flooring, under stairs storage cupboard.

### FIRST FLOOR

Stairs rise from the entrance hall.

### Landing

Access to loft space, airing cupboard housing immersion tank, and shelving.

### Bedroom One

10'9" x 15'4" max into recess

Double glazed pvc window to the rear, radiator, door to en suite.

### En-suite

Double obscure glazed window to the side, double shower cubicle with tiled enclosure, wash hand basin, w.c, tiled flooring and part tiled walls, heated towel rail.

### Bedroom Two

11'11" x 7'7"

Double glazed pvc window to the rear, radiator.

### Bedroom Three

8'6" x 10'2"

Double glazed pvc window to the front, radiator.

### Bedroom Four

8'7" x 8'1"

Double glazed pvc window to the front, radiator.

### Bathroom

Double obscure glazed window to the rear, part tiled, fitted with W.c, wash hand basin and bath with shower over and glass splashback, tiled flooring, extractor fan.

### OUTSIDE

#### Front

Paved area, partly laid to lawn, driveway.

#### Rear

Enclosed South facing rear garden with timber framed fencing, paved patio, railway sleeper steps with raised borders, partly laid to lawn, decorate privacy screens, approximately south facing, a gate to driveway, outside cold water tap, outside lights.

### Garage

Detached Garage with up and over door. Two lights and two power sockets.

### Additional Information

We have been advised the property is freehold. The seller pays a service charge, which is £62 every 6 months for site management - payable to First Port  
Epc- B Council tax - F

### Disclaimer

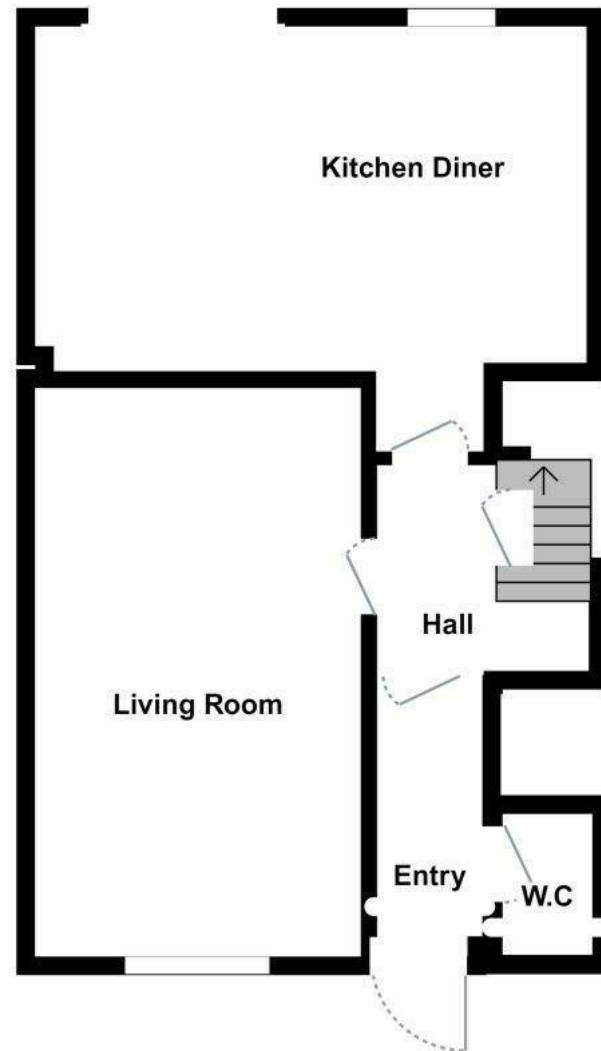
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



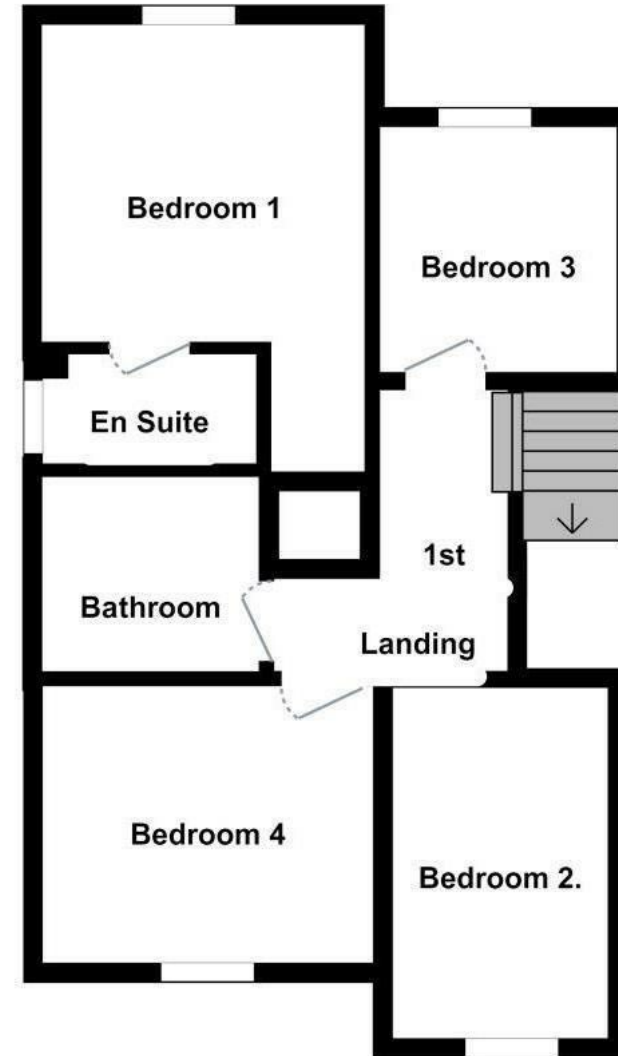






For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

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



