Treseder Way

PARK VIEW GROVE, CARDIFF, CF5 5NW

OFFERS IN EXCESS OF £300,000

Hern & Crabtree



Treseder Way

No chain. A four-bedroom detached home, ideally positioned on Treseder Way within the popular Park View Grove development, enjoying a pleasant green outlook. Requiring modernisation throughout, this property presents an excellent opportunity for buyers looking to create their ideal family home and add their own personal touch.

The accommodation briefly comprises an entrance hall, cloakroom, lounge opening into an open-plan kitchen/diner with doors leading out to the rear garden, a separate utility room and access to the integral garage.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property boasts a generous rear garden, offering plenty of space for outdoor entertaining, children to play and family enjoyment. To the front, there is off-street parking and an integral single garage.

Situated within the modern, family-friendly Park View Grove development in Lower Ely, Treseder Way is conveniently located for a range of local amenities, schools and transport links. The property also benefits from easy access to the A4232 and M4, making it well placed for commuting and travelling further afield.











Approx 1205.00 sq ft

Council Tax Band: E

Entrance Hall
Entered via a wooden glazed door into the entrance hall.

Hallway
Stairs to the first floor. Radiator. Coved ceiling.

Cloakroom
Obscure double glazed window to the front. W/c and wash hand basin. Radiator.

Living Room
Double glazed window to the front. Coved ceiling. Radiator.

Kitchen/Diner
Double glazed window to the front and double glazed patio doors leading out to the rear. The kitchen is fitted with wall and base units with worksurfaces. Integrated four ring gas hob and electric oven and grill. Stainless steel sink and drainer. Space for dishwasher. Radiator. Laminate flooring.

Utility Room
Pvc glazed door to the garden. Fitted with wall and base units with laminate worksurfaces. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer. Radiator. Laminate flooring. Access to the garage.

FIRST FLOOR

Landing
Wooden banister. Loft access hatch. Cupboard housing boiler.

Bedroom One
Double glazed window to the front. Radiator. Door to en-suite.

En-Suite
Obscure double glazed window to the side. Shower, w/c and wash hand basin. Tiled splashbacks. Radiator.

Bedroom Two
Double glazed window to the rear. Radiator. Loft Access hatch.

Bedroom Three
Double glazed window to the rear. Radiator.

Bedroom Four
Double glazed window to the front. Radiator.

Bathroom
Obscure double glazed window to the rear. Bath, w/c and wash hand basin. Radiator.

OUTSIDE

Front
Off street parking driveway leading to the garage. Lawn area.

Rear Garden
Enclosed with timber fencing. Paved sitting area. Astro turf lawn. Cold water tap.

Integrated Garage
Single garage with up and over door. light.

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.

Additional Information and Tenure
We have been advised by the vendor that the property is Freehold.
Epc -
Council Tax - E

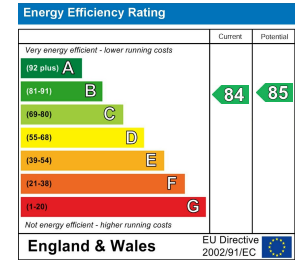




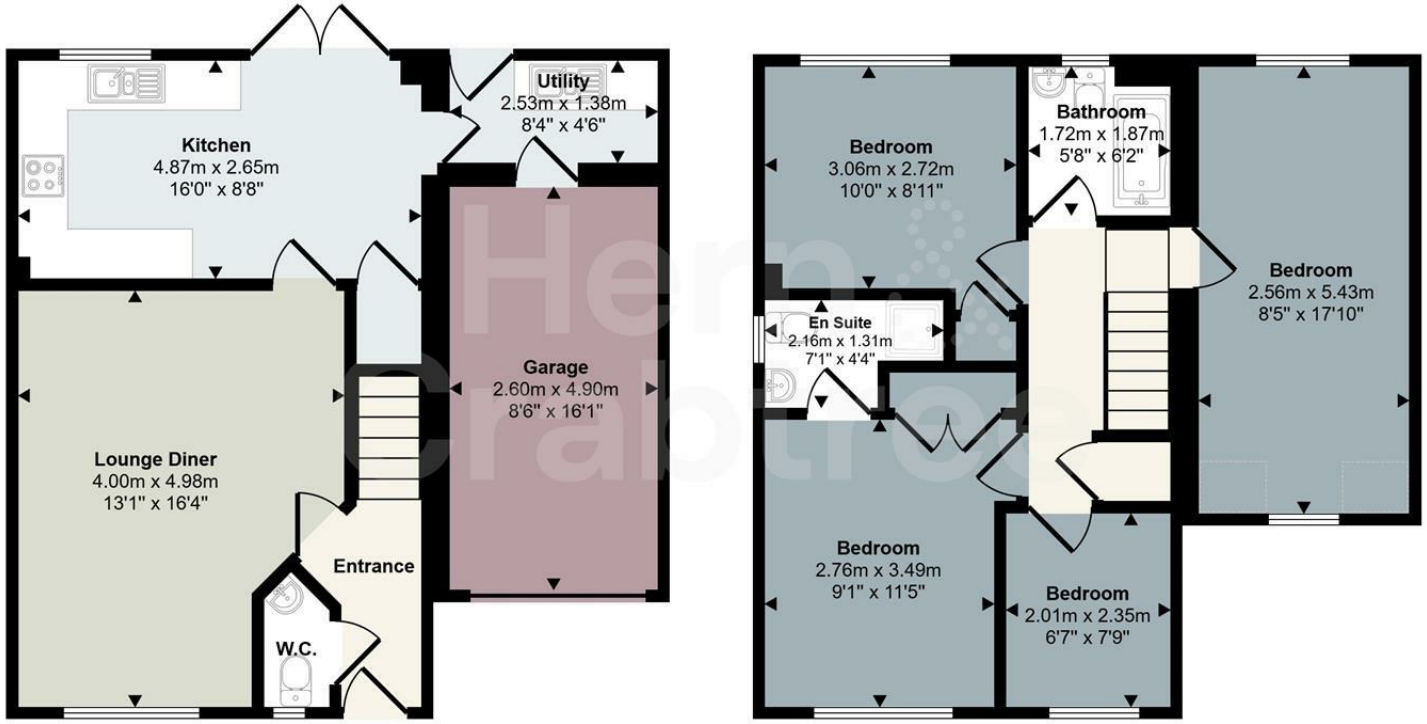








Approx Gross Internal Area
112 sq m / 1205 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft

First Floor
Approx 54 sq m / 585 sq ft

Denotes head height below 1.5m

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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