

Brooklands Terrace

CULVERHOUSE CROSS, CARDIFF, CF5 5TH

OFFERS IN EXCESS OF £320,000

**Hern &
Crabtree**



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Perfectly positioned on a quiet no-through road on Brooklands Terrace in Wenvoe, on the doorstep of the ever-convenient Culverhouse Cross, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers spacious accommodation, ideal for modern family living.

The ground floor briefly comprises a welcoming entrance hall, a convenient cloakroom, and a comfortable lounge that flows seamlessly into the extended dining room, creating an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to fill the space. The modern fitted kitchen is well appointed and is complemented by a separate utility room, providing additional storage and practicality.

To the first floor are three generously proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a stylish family bathroom serving the remaining bedrooms.

Externally, the property enjoys a private and peaceful rear garden, perfect for relaxing or entertaining outdoors. To the front, there is ample off-road parking and an integral single garage, completing this superb family home.

Brooklands Terrace is ideally located within easy reach of the excellent amenities at Culverhouse Cross, including a wide selection of shops, supermarkets, cafés, restaurants, and leisure facilities. The property also enjoys superb transport links to Cardiff city centre, the A4232, M4 motorway, and Cardiff Airport, while the nearby village of Wenvoe, well-regarded schools, and the beautiful Vale of Glamorgan countryside and coastline further enhance the appeal of this exceptional home.



Approx 1118.00 sq ft

Entrance

Entered via a pvc obscure glazed front door.

Hallway

Stairs to the first floor. Radiator. Tiled floor.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Laminate flooring.

Living Room

Double glazed window to the side. Two radiators. Working wood burner.

Kitchen

Double glazed patio doors leading to the utility. The kitchen is fitted with base units with wooden worksurfaces. Space for a range master. Extractor fan. Space for a fridge. Radiator. Lino tiled flooring. Sink and drainer. Integrated dishwasher. Boiler.

Utility

Double glazed patio doors to the rear. Double glazed sky light window. Tiled flooring and part tiled walls. Stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer.

Dining Room

Double glazed patio doors to the rear. Double glazed Skylight window and further double glazed windows to the rear. Wooden flooring.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Loft access hatch. Large cupboard housing boiler. Wooden banister.

Shower Room

Obscure double glazed window to the front. Corner shower, w/c and wash hand basin. Heated towel rail. Wood laminate flooring.

Bedroom One

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

En-Suite

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

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

Double glazed window to the front. Radiator. Large built in storage cupboard.

OUTSIDE

Front

Driveway to the front. Paved area. Electric car charging point. Access to the side with gate.

Garage

Single garage with up and over door. Power and light.

Rear Garden

Enclosed rear garden with timber fencing. Two gravelled terraces. Mature flower beds to the sides. Storage shed. Cold water tap.

Tenure and additional information

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

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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

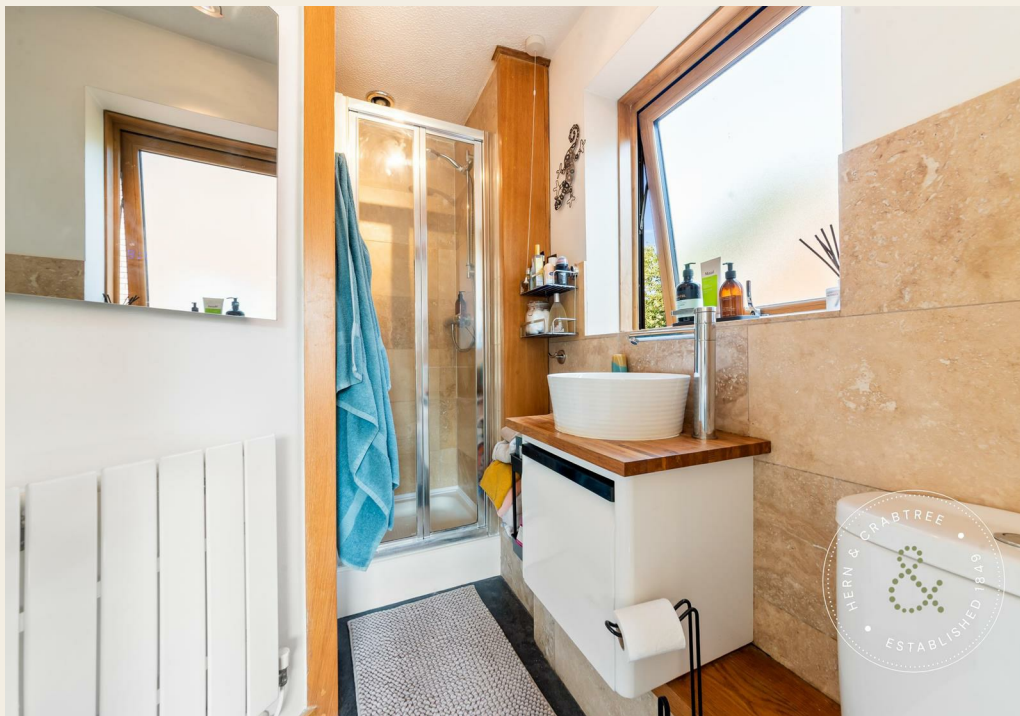
Council Tax Band: E

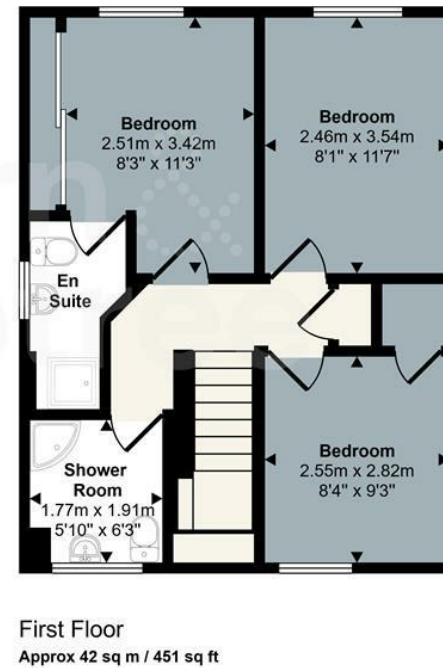
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Epc - D

Council Tax - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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Hern & Crabtree

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