



£975,000 Freehold

Walk Farm Drive | Cardiff | CF3 2UY

Hern &
Crabtree



cupboard housing hot water tank and linen shelves. Double glazed skylight windows to the front and rear.

Landing

Stairs from the half landing, stairs to the second floor. Built-in storage cupboard, doors to all bedrooms and corridor. Double glazed window to the front aspect of the property.

Primary Bedroom 19'4 x 14'7

Fitted bedroom furniture including wardrobes, archway to a dressing area.

Dressing area 5'0 x 8'9

Floor to ceiling wardrobes, laminate flooring, archway to the en suite.

En Suite 10'10 x 8'3

Double glazed obscured window to the

side, four piece suite with corner bath, corner shower with plumbed shower, WC, wash hand basin and vanity storage. Tiled walls, tiled floor, heated towel rail.

Bedroom Two 18'5 x 10'6

Double glazed windows to the rear aspect overlooking the garden and field views. Good selection of bedroom furniture and a wash hand basin along with laminate flooring.

Bedroom Three 15'10 x 14'4

Double glazed window to the rear, selection of bedroom furniture, laminate flooring, wash hand basin.

Family Bathroom 6'8 x 7'8

Four piece suite with bath, separate shower with plumbed shower, wash

hand basin, vanity storage, heated towel rail, tiled walls and tiled floor.

WC

Located off the corridor from the first floor landing connecting bedrooms two and three. WC, wash hand basin, base vanity, tiled walls and floor, heated towel rail.

Second Floor

Stairs rise up from the first floor landing with a dog-leg staircase to a landing area with banister.

Bedroom Four 20'3 x 34'10 max

Series of double glazed skylight windows to the rear, skylight window to the front. Wood laminate flooring. Floor to ceiling height 7'7.

External

Front

Part graveled driveway providing off street parking for several vehicles. Part slate patio to the front which wraps around to the side with side gate access to the rear garden.

Rear Garden

Hedgerows, lawn, slate patio sitting area. To the rear are greenbelt fields with attractive views.

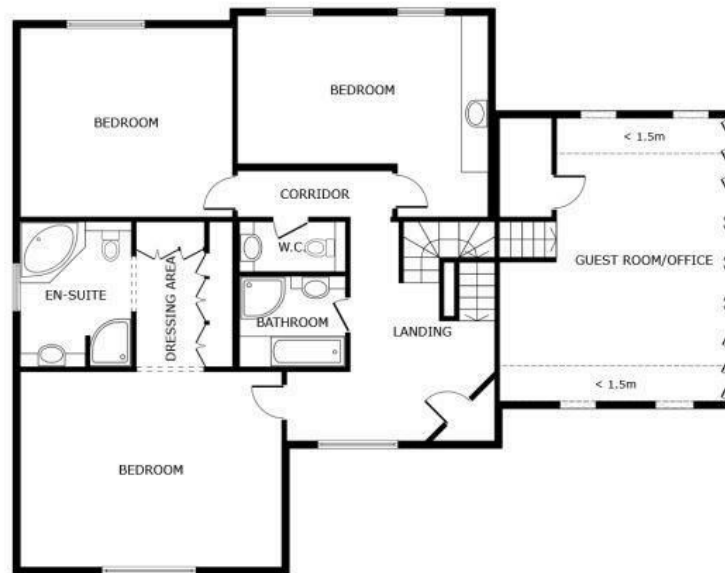
Additional Information

Underfloor heating runs throughout the three floors of the property. We have been advised by the vendor that the property is Freehold. Council Tax Band - I
EPC - B

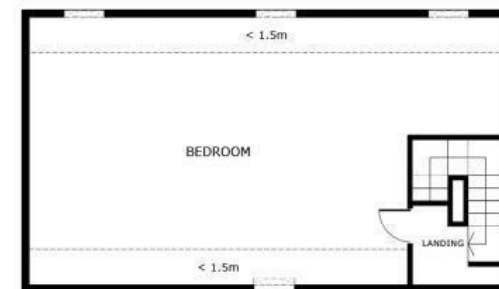




GROUND FLOOR



FLOOR 1



FLOOR 2

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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			
		84	85

England & Wales EU Directive 2002/91/EC



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