

Bartley Wilson Way, Leckwith, Cardiff, CF11 8EP



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



Three Bedroom Semi-Detached House

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Property Description

****IMMACULATE SEMI DETACHED HOUSE* PRIME LOCATION* NO CHAIN**** MGY are pleased to present for sale a superb three bedroom, Semi-Detached house, located on a unique development in Bartley Wilson Way. Close to Cardiff City Stadium, Capital Retail Park, Ninian Park train station and excellent transport links to the A4232 and M4. The spacious accommodation comprises of entrance hall, living room, modern kitchen/diner, cloakroom/utility room, three bedrooms, master with en-suite and bathroom. The freehold property further benefits from a low maintenance rear garden, gas central heating, double glazing throughout, two allocated parking spaces and visitor parking. No chain.

Tenure Freehold

Council Tax Band E

Floor Area Approx 904 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via double glazed uPVC door, with obscure glass. Laminate wood effect flooring. Storage cupboard. Wall mounted radiator. Door leading to living room, kitchen/diner and cloakroom. Carpeted stairway to first floor.

KITCHEN/DINER

18' 4" x 11' 5" (5.61m x 3.48m)
Double glazed uPVC French doors, leading to rear garden. Additional large double glazed uPVC windows to front. Ample natural daylight. Tiled flooring. Modern fitted kitchen. Part tiled walls. Wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Integrated oven and four ring gas hob, with stainless steel extractor hood over and splash back. Integrated fridge freezer, microwave and dishwasher. Wall mounted radiator. Storage cupboard housing conventional boiler. Extractor fan.

LIVING ROOM

18' 4" x 8' 11" (5.59m x 2.74m)
Double glazed uPVC windows to front and rear. Laminate wood effect flooring. TV Aerial point. Telephone point. Wall mounted radiator.

CLOAKROOM/UTILITY ROOM

5' 7" x 5' 3" (1.71m x 1.61m)
Double glazed obscure uPVC window to rear. Laminate wood effect flooring.

Wall mounted wash hand basin, with mirror over. W.C. Wall mounted radiator. Extractor fan. Shelving and space for washer/dryer.

FIRST FLOOR

Double glazed uPVC window to front. Ample natural daylight. Carpeted flooring. Wall mounted radiator. Doors leading to bedrooms and bathroom. Storage cupboard, housing water tank. Access to insulated and part boarded loft, with fitted ladder.

MASTER BEDROOM

12' 7" x 9' 3" (3.84m x 2.82m)
Double glazed uPVC windows to front. Carpeted flooring. Large built in wardrobe. Wall mounted radiator. TV Aerial point. Telephone point. Door leading to:-

EN-SUITE

7' 1" x 5' 6" (2.17m x 1.68m)
Double glazed obscure uPVC windows to rear. Laminate wood effect flooring. Part tiled walls. Wall mounted wash hand basin. Shower cubicle. W.C. Heated towel rail. Shaver point. Extractor fan.

BEDROOM TWO

12' 4" x 10' 9" (3.78m x 3.28m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

9' 6" x 7' 8" (2.92m x 2.34m)
Double glazed uPVC windows to rear. Carpeted flooring. Wall mounted radiator.

BATHROOM

6' 6" x 5' 6" (2.00m x 1.68m)
Double glazed obscure uPVC windows to rear. Laminate wood effect flooring. Part tiled walls. Wall mounted wash hand basin. W.C. Panelled bath, with shower over and glass shower screen. Wall mounted mirror. Heated towel rail. Extractor fan.

GARDEN

Low maintenance rear garden, with fence and brick surround. Artificial grass, with paved seating area. Ample sun. External lighting. Accessed from the kitchen/diner. Side gate, providing access to the rear garden.

PARKING

Two allocated parking spaces. Visitor parking.

TENURE

MGY are advised that the property is freehold. Service charges approx. £200 per annum, which includes maintenance of the communal grounds and secure gated access to the development.

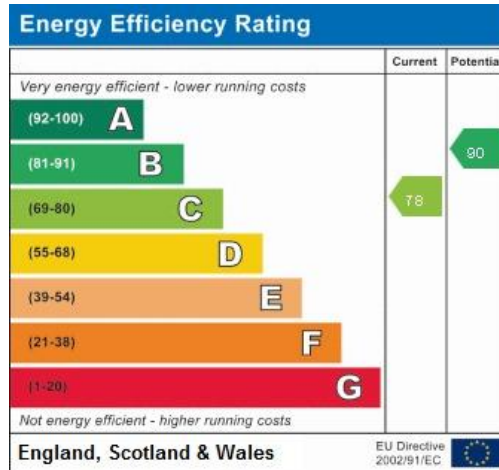
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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