



PICCA CLOSE
CARDIFF
CF5 6XR

ASKING PRICE OF
£390,000



DETACHED HOUSE



4



2



3



2

FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY. Tucked away in a quiet cul-de-sac within a popular Cardiff location, this home presents an excellent opportunity to acquire a well-proportioned four bedroom detached home. Offering versatile family living, generous bedrooms and a rear garden this property makes an ideal home for those looking for space and convenience in a desirable setting.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,200 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SUMMARY

FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY. Tucked away in a quiet cul-de-sac within a popular Cardiff location, this home presents an excellent opportunity to acquire a well-proportioned four bedroom detached home. Offering versatile family living, generous bedrooms and a rear garden this property makes an ideal home for those looking for space and convenience in a desirable setting.

ENTRANCE HALL

Welcoming hallway with stairs leading to the first floor and WC.

LIVING ROOM

Spacious and bright lounge with front aspect window, offering a comfortable family space.

KITCHEN/DINER

Modern fitted kitchen with a range of base and wall units, ample work surfaces and integrated appliances. The room offers additional space for dining table and French doors to the rear garden.

W.C.

convenient ground floor facility.

BEDROOM ONE

A generous double with a private en-suite shower room.

BEDROOM TWO

A good size double, ideal for guests and family.

BEDROOM THREE

A further good size double.

BEDROOM FOUR

Well proportioned single room suitable as a child's bedroom or study.

BATHROOM

Three-piece suite comprising bath, wash basin and WC.

OUTSIDE

To the rear - Private enclosed garden, mainly laid to lawn with a patio area.

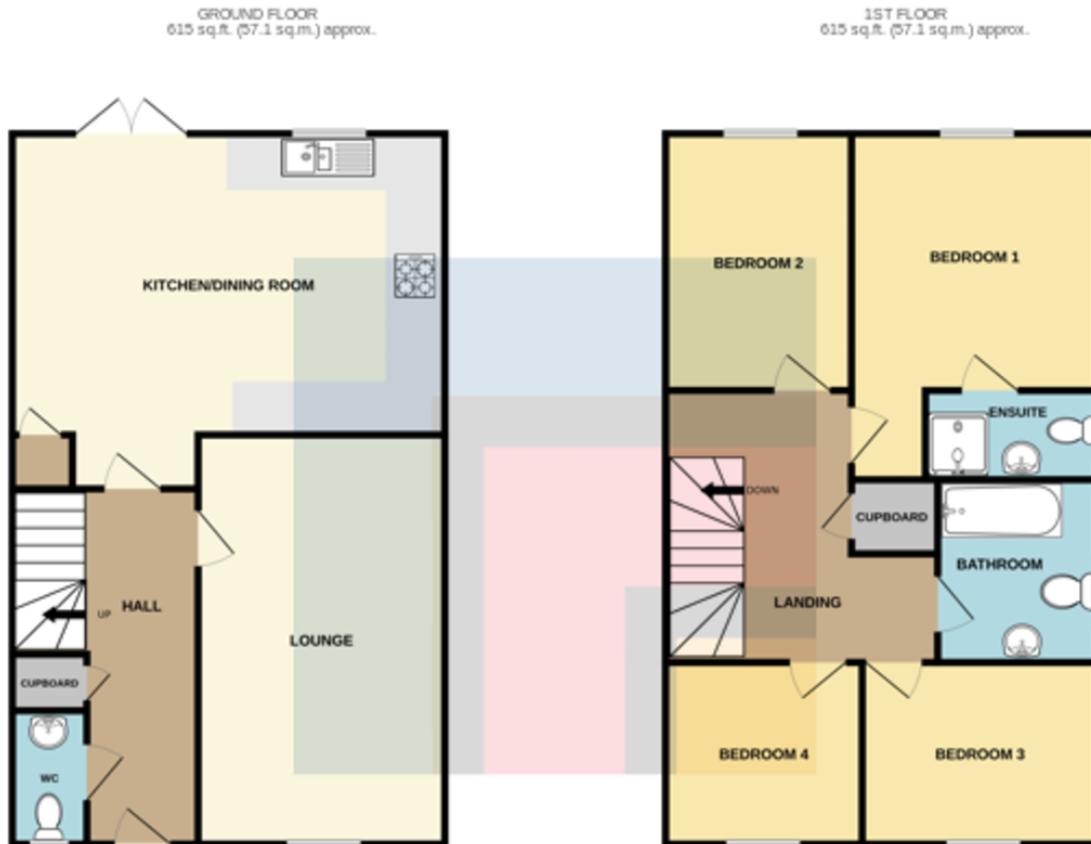
To the front - A driveway for off-road parking and access to the detached garage.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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South Glamorgan, CF10 5EE



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