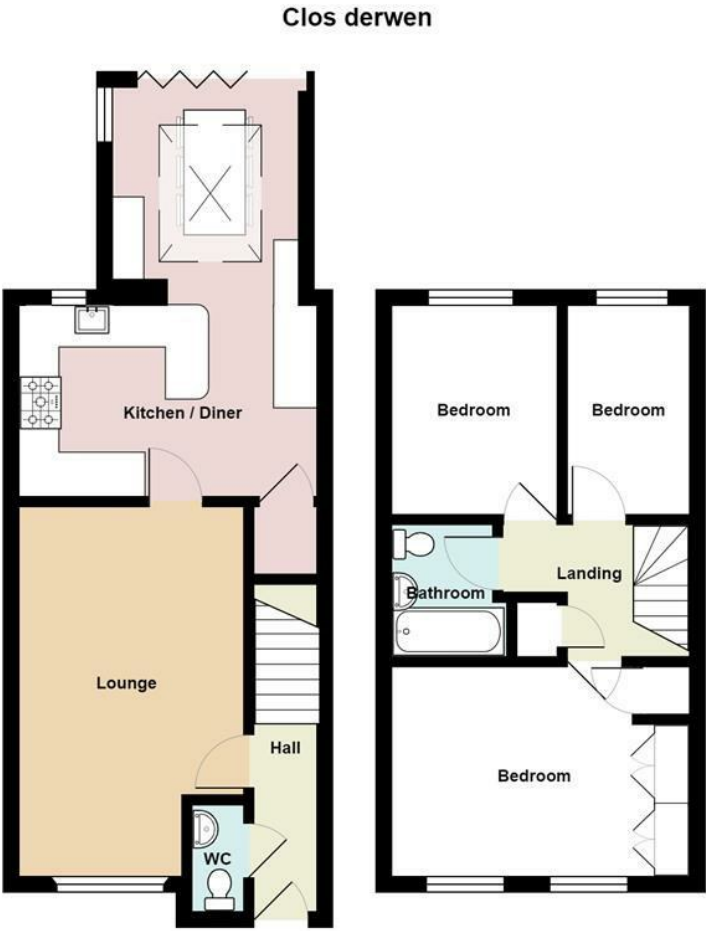


# Clos Derwen

3 Bedrooms - Cardiff - CF23 5HJ - £295,000 Freehold



All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



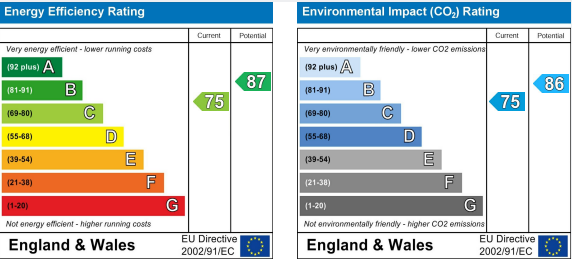
- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
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**Front**

Off road parking for 2 cars to front

**Hall**

Stairs to first floor, radiator, Door to lounge, and door to..

**WC**

Low level WC, pedestal wash hand basin, radiator, uPVC double glazed window

**Lounge**

3.18m x 5.11m (10'5" x 16'9")  
Laminate floor continued, uPVC double glazed window, radiator, door to

**Kitchen diner**

4.30m x 2.73m (14'1" x 8'11")  
Fantastic open plan space with modern fitted kitchen, matching wall and base units granite worktops, inset sink and chrome mixer tap, fitted double NEFF oven and combi microwave, inset NEFF electric hob, integral extractor hood, under cabinet lighting, integral full size fridge and freezer, breakfast bar, built in storage cupboard under stairs, tiled floor leading to

**Dining area**

2.58m x 3.75m (8'5" x 12'3")  
Tiled floor continued, uPVC double glazed full height window and Bi-folding doors to garden, contemporary radiator, kitchen units continued with cupboard housing boiler, and unit for washing machine, feature room light window

**Landing**

Carpeted floor, loft access via drop down loft ladder, built in storage cupboard

**Bedroom 1**

4.20m x 3.01m (13'9" x 9'10")  
Carpeted floor, two uPVC double glazed windows, radiator, span of built in wardrobes

**Bedroom 2**

2.36m x 2.80m (7'8" x 9'2")  
Carpeted floor, uPVC double glazed window, radiator

**Bedroom 3**

2.00m x 2.82m (6'6" x 9'3")  
Carpeted floor, uPVC double glazed window, radiator

**Bathroom**

Panel bath, fitted shower over with glass shower screen, pedestal wash hand basin, low level Toilet, half tiled walls, radiator, extractor fan

**Garden**

Fully enclosed landscaped garden, paved patio area, railway sleepers with mature shrubs and plants, artificial lawn, rear gate to lane access.

**Additional Works**

We have been informed by the seller that the following works have been done-  
2012 New composite front door.  
2013 loft fully boarded.  
2017 New guttering and PVC covering on fascia.  
2017 kitchen extension.  
Fitted Sigma 3 kitchen with granite worktops and Neff appliances.  
Flooring from Mandarin Stone. New Worcester boiler installed at the same time  
2017 Hillary blinds fitted to windows in master bedroom and lounge.  
2018 Garden landscaped with railway sleeper boarders, artificial grass and patio. At the same time had new fencing and gate.

**Tenure**

Freehold, but this is to be confirmed by your solicitor

**School Catchment**

Marlborough rd Primary ( year 2020)  
Ysgol Y Berllan Deg (year 2020)

Cardiff High School (year 2020)  
Ysgol Gyfun Gymraeg Bro Edern (year 2020)









*ZOOM OPEN HOUSE - NEW TO MARKET is this very well presented extended family home in the popular location of CLOS DERWEN in Roath Park / Pen-y-lan. This property has a modern & natural interior, which would require you to just move your furniture in. The accommodation briefly comprises entrance hall. WC, lounge, kitchen diner the living space, three bedrooms and family barroom. He house further benefits from a landscaped low maintenance garden and 2 car drive to front. Boasting lovely features such as Bi-folding doors, feature roof light window and Artifical turf, this would make an ideal home for most small families or couple. Tucked away from the main road, you are conveniently placed very near to Roath Park, Wellfield Rd as well as great local schools. Contact Jeffrey Ross for more details*

**860.00 sq ft**

**£295,000 - Freehold**

