



 **5**
Bedrooms

 **3**
Bathrooms



- Three Storey Detached Home
- Lounge
- Dining Room
- Refitted Kitchen/Breakfast Room
- Downstairs WC
- Five Bedrooms
- Two En Suite Shower Rooms
- Family Bathroom
- Upstairs Utility Room
- UPVC Double Glazing & Gas Central Heating
- Detached Garage and Off Road Parking
- South Westerly Facing Rear Garden
- NO ONWARD CHAIN

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN a beautifully presented five bedroom three storey detached home located on the ever popular residential development of Walton Cardiff with a SOUTH WESTERLY FACING REAR GARDEN.

The good size light and airy hallway has stairs leading to the first floor and doors off to the lounge, kitchen/breakfast room, downstairs WC and a storage cupboard for coats and shoes. The lounge room has a feature fireplace and double doors opening into the dining room. The dining room also has double doors opening out to the rear garden and a further door leading to the refitted kitchen/breakfast room. The refitted kitchen/breakfast room has a Quartz counter tops, Range cooker, integrated dishwasher and a space for an American style fridge freezer. There is also a further door leading to the rear garden. On the first floor are bedrooms one, two and three and the family bathroom. Bedroom one benefits from an en-suite shower room and built in wardrobes and bedrooms two and three also have built in wardrobes. Also located on the first floor is a handy utility room!! Occupying the second floor are bedrooms four and five. Bedroom five has an en-suite shower room and a built in wardrobe. This home offers so much space and is complemented by UPVC double glazing, gas central heating and a low maintenance rear garden with side access that leads round to the detached garage with two off road parking spaces. The garage has an electric up and over door and power and lighting.

Lounge 18' 2" x 10' 4" (5.54m x 3.15m) maximum measurements

Dining Room 10' 7" x 8' 4" (3.23m x 2.54m) maximum measurements

Refitted Kitchen/Breakfast Room 18' 6" x 10' 8" (5.64m x 3.25m) maximum measurements

Bedroom One 16' 1" x 10' 3" (4.90m x 3.12m) maximum measurements

En-Suite Shower Room 6' 6" x 5' 2" (1.98m x 1.57m)

Bedroom Two 10' 7" x 8' 10" (3.23m x 2.69m) maximum measurements

Bedroom Three 11' 0" x 8' 2" (3.35m x 2.49m) maximum measurements

Utility Room 5' 0" x 5' 0" (1.52m x 1.52m)

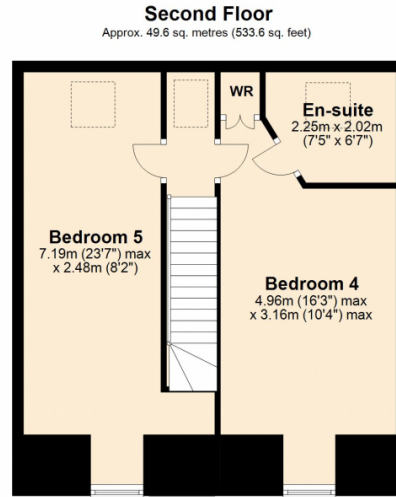
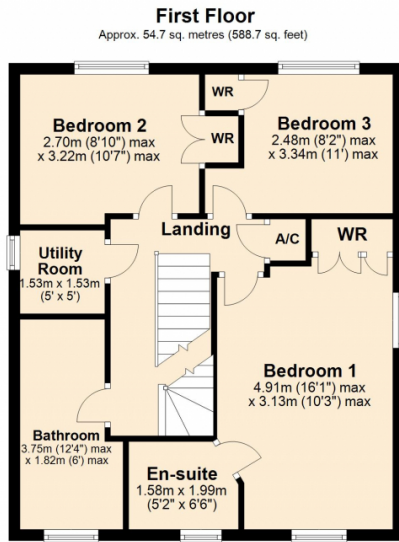
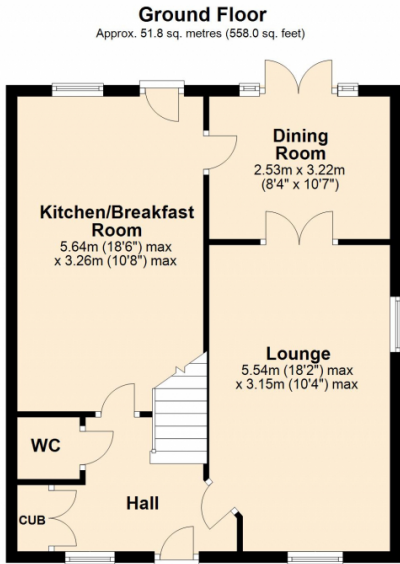
Family Bathroom 12' 4" x 6' 0" (3.76m x 1.83m) maximum measurements

Bedroom Four 16' 3" x 10' 4" (4.95m x 3.15m) maximum measurements

En-Suite Shower Room 7' 5" x 6' 7" (2.26m x 2.01m) maximum measurements

Bedroom Five 23' 7" x 8' 2" (7.19m x 2.49m)

Detached Garage 16' 3" x 8' 7" (4.95m x 2.62m)



Total area: approx. 156.1 sq. metres (1680.4 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

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

Address: Arlington Road, Walton Cardiff, GL20

