



3

Bedrooms



2

Bathrooms



- Detached House
- Refitted Kitchen/Dining Room
- Lounge
- Downstairs WC
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Newly Landscaped Rear Garden with Storage Unit
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market a beautiful three bedroom detached house, tucked away in a quiet cul de sac in Walton Cardiff.

Upon arrival, the front door welcomes a light and airy entrance hall with an understairs cupboard and downstairs WC. To the right, a door leads to the front to back kitchen/dining room. The contemporary kitchen was refitted in 2019 with an array of base and wall units and the added benefit of an integrated fridge freezer, dishwasher as well as a built in electric double tower oven, five ring gas hob and microwave. And most importantly....a built in wine fridge!!! There is also a useful breakfast bar. French doors from the dining area open out to the rear garden and there are also double doors leading to the good sized lounge. The hallway also provides access to the lounge which effectively loops the ground floor.

The stunning rear garden was landscaped last summer with two patio areas and the remainder laid to lawn with flower and shrub borders. There is also a side gate to access the front of the house and the outdoor storage unit.

Accommodating the first floor are three double bedrooms and a good sized family bathroom. Bedroom one has the added benefit of an ensuite and two built in double wardrobes. Bedroom two has a built in double wardrobe and bedroom three has a five door free standing wardrobe. Finishing the first floor is an airing cupboard.

Further complementing this family loved home is gas central heating in which the boiler gets annually serviced, UPVC double glazing and off road parking for two cars on the driveway.

Kitchen/Dining Room 23' 8" x 8' 0" (7.21m x 2.44m)

Lounge 16' 1" x 11' 10" (4.90m x 3.61m)
maximum measurements

Bedroom One 13' 0" x 11' 3" (3.96m x 3.43m)
maximum measurements

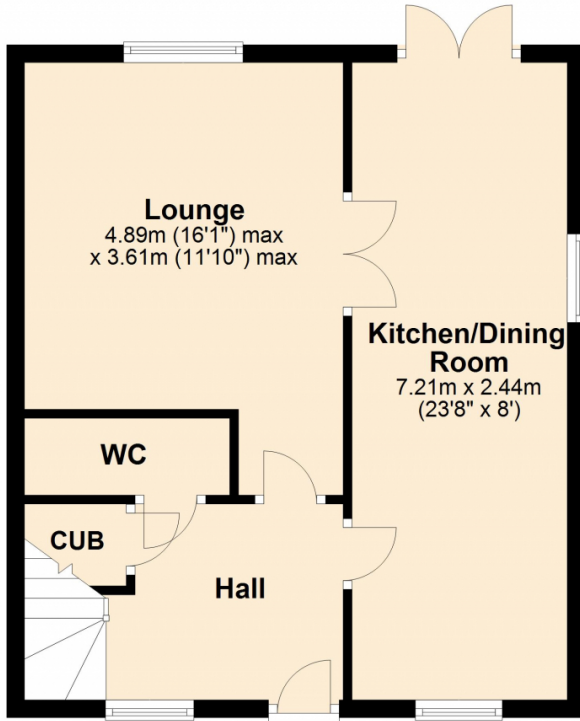
Ensuite 6' 0" x 6' 10" (1.83m x 2.08m)
maximum measurements

Bedroom Two 13' 0" x 8' 8" (3.96m x 2.64m)

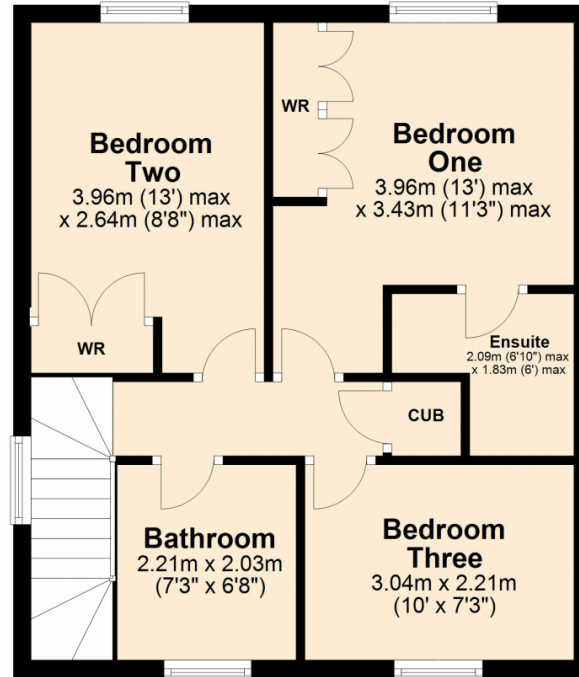
Bedroom Three 7' 3" x 10' 0" (2.21m x 3.05m)

Bathroom 7' 3" x 6' 8" (2.21m x 2.03m)

Ground Floor



First Floor



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		90
(81-91) B		
(69-80) C	78	
(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: Walton Cardiff, Tewkesbury, GL20

