

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£495,000

Snapdragon Close, Walton Cardiff, Tewkesbury, GL20



 4

Bedrooms

 2

Bathrooms

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- Detached Home
- Lounge
- Study
- Open Plan Kitchen/Dining Room
- Downstairs WC
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Enclosed Rear Garden
- Open Field Views

Wilkinson SLM are excited to bring to market a remarkable four bedroom detached home situated in a cul-de-sac with stunning open field views to the front aspect and located on the edge of Walton Cardiff.

The front door opens to a hallway with a door to the right leading through to the open plan kitchen/dining room. This room really does have that WOW factor with a centre island and two skylights for extra natural light. The kitchen area benefits from integrated fridge freezer, integrated dishwasher and built in electric double oven, built in electric hob on the centre island and extractor fan over. There is a side door that leads to the driveway and French doors that open out onto the rear garden. Also off the kitchen is a door to the lounge room which again has French doors opening to the rear garden and a further door leading back into the hallway. The hallway also has an understairs storage cupboard, a smaller cupboard by the front door and further cupboard with double doors that currently houses the owners washing machine and tumble dryer.

Occupying the first floor are four double bedrooms and a family bathroom with separate bath and shower cubicle. Bedroom one has the added benefit of a built in mirror fronted sliding double wardrobe and an en-suite shower room. Bedrooms two and three have fantastic views across the open fields at the front!

The beautiful and enclosed rear garden has paved patio seating areas at the front and back of the garden with the remainder being laid to artificial grass. There is gated side access and a pedestrian door leading to the garage.

This family loved home is further complemented by UPVC double glazing, gas central heating, garage and off road parking. You must view this wonderful home to appreciate just what it has to offer!

**Lounge** 15' 9" x 11' 9" (4.80m x 3.58m)

**Study** 8' 3" x 7' 6" (2.51m x 2.29m)

**Open Plan Kitchen/Dining Room** 27' 6" x 14' 6" (8.38m x 4.42m) *maximum measurements*

**Bedroom One** 11' 10" x 12' 11" (3.61m x 3.94m) *maximum measurements*

**En-Suite Shower Room** 6' 7" x 5' 4" (2.01m x 1.63m)

**Bedroom Two** 14' 8" x 10' 10" (4.47m x 3.30m) *maximum measurements*

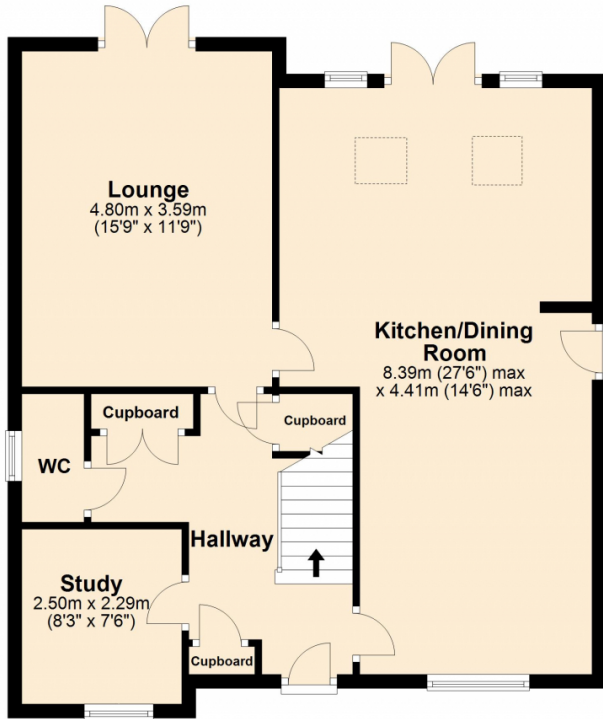
**Bedroom Three** 9' 7" x 11' 9" (2.92m x 3.58m)

**Bedroom Four** 11' 11" x 8' 10" (3.63m x 2.69m) *maximum measurements*

**Family Bathroom** 7' 8" x 8' 4" (2.34m x 2.54m)

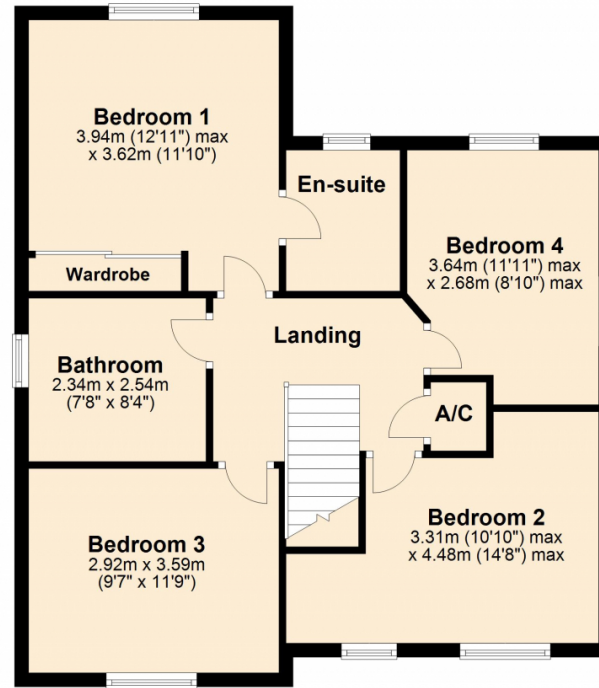
### Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



### First Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



Total area: approx. 136.6 sq. metres (1470.6 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+)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Walton Cardiff, GL20

