



 3

Bedrooms

 2

Bathrooms





- Three Storey Town House
- Kitchen/Dining/Family Room
- Downstairs WC
- Lounge
- Three Double Bedrooms
- En Suite Shower Room & Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to offer for sale a well presented end of terrace three storey home located on the Walton Cardiff development within walking distance of local shops, primary school and pub.

From the entrance hall stairs on the right lead up to the first floor and a door to the left which leads to the downstairs WC. A further door from the hallway takes you through to the open plan kitchen/dining/family room. The kitchen has the benefit of a Range oven and integrated fridge/ freezer, dishwasher and washing machine. There are double doors opening to the rear garden off the dining area and a door opening to a useful cupboard.

On the first floor is the spacious lounge room with feature electric fireplace. Bedroom one is also located on this floor with a built in wardrobe and ensuite shower room.

Occupying the second floor are two further double bedrooms and the family bathroom with the second bedroom having the added benefit of two built in wardrobes.

This stunning home is complemented by UPVC double glazing, gas central heating, rear garden with side access that takes you to the garage with off road parking in front.

**Kitchen/Dining/Family Room** 26' 5" x 12' 5" (8.05m x 3.78m)

Maximum Measurements

**Lounge** 13' 11" x 12' 5" (4.24m x 3.78m)

**Bedroom One** 9' 6" x 9' 1" (2.90m x 2.77m)

Minimum Measurements

**Bedroom Two** 10' 6" x 12' 5" (3.20m x 3.78m)

Maximum Measurements

**Bedroom Three** 10' 6" x 12' 5" (3.20m x 3.78m)

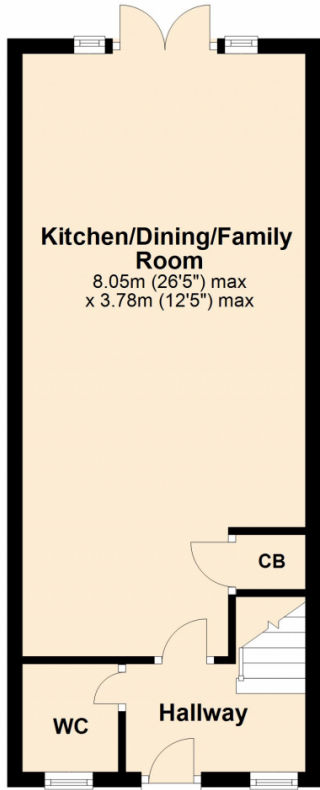
Maximum Measurements

**Bathroom** 5' 7" x 9' 1" (1.70m x 2.77m)



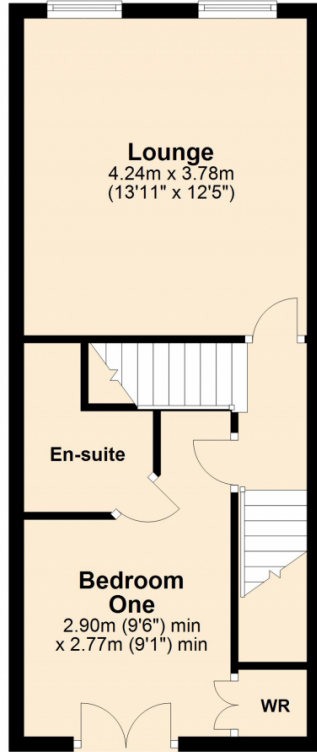
### Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



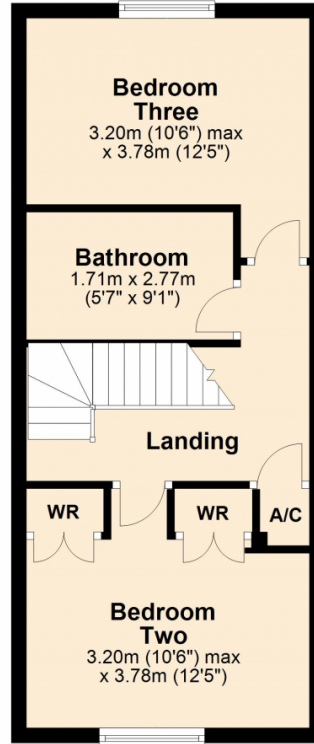
### First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



### Second Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Beauchamp Road, Walton Cardiff, GL20

