



 4
Bedrooms

 2
Bathrooms



- Semi Detached House
- Loft Conversion
- Kitchen/Dining Room
- Lounge
- Four Bedrooms
- Dressing Area
- Ensuite & Family Bathroom
- Westerly Facing Rear Garden
- Garage/Additional Reception Room
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market a loft converted and four bedroom semi detached house, situated in the ever popular Walton Cardiff development with a Westerly Facing rear garden, garage and off road parking.

The ground floor accommodates a lounge with an electric fire and surrounding media wall with a door leading through to the contemporary kitchen/dining room. The kitchen benefits from an array of base and wall units, an integrated dishwasher, washing machine and a Range cooker.

French doors open out to the low maintenance rear garden which is predominately laid to lawn with a decking area and patio area, as well as an undercover seating area with artificial grass. This cosy area is fantastic to enjoy in the summer days for family and friend get togethers or to unwind all year round! There is a door that leads to the garage which has power and lighting. The advantage to this is the current owner has fully insulated and plastered the garage which provides an additional reception room such as a study. There is Wifi connection in this room too. Also in the garden is a side gate with a garden shed and a further side gate that then takes you to the driveway and front of the house.

Occupying the first floor are two double bedrooms and a single bedroom with both the double bedrooms benefitting from built in double wardrobes. Finishing this floor is a family bathroom. The second floor provides further accommodation which is a double bedroom and a useful dressing area. There is also four storage cupboards above the stairs. Finishing this floor is an ensuite shower room with a storage cupboard and Eaves storage in the bedroom.

Further complementing this home is UPVC double glazing and gas central heating. A viewing comes highly recommended!

Kitchen/Dining Room 11' 8" x 15' 4" (3.56m x 4.67m)

Lounge 13' 8" x 12' 3" (4.17m x 3.73m) *maximum measurements*

Bedroom One 10' 5" x 12' 5" (3.17m x 3.78m) *restricted headroom*

Dressing Area 6' 4" x 5' 6" (1.93m x 1.68m) *restricted headroom*

Ensuite 6' 0" x 9' 6" (1.83m x 2.90m) *restricted headroom*

Bedroom Two 13' 8" x 8' 9" (4.17m x 2.67m)

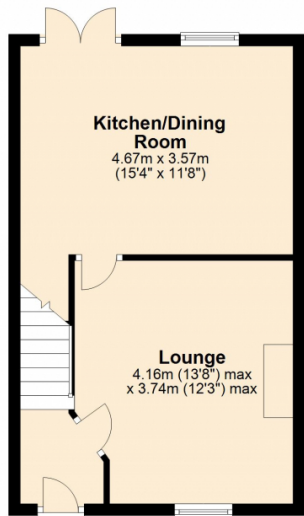
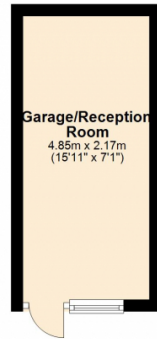
Bedroom Three 9' 7" x 8' 9" (2.92m x 2.67m)

Bedroom Four 7' 10" x 6' 5" (2.39m x 1.96m)

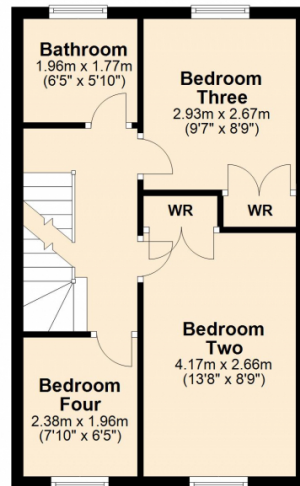
Bathroom 5' 10" x 6' 5" (1.78m x 1.96m)

Garage/Reception Room 15' 11" x 7' 1" (4.85m x 2.16m)

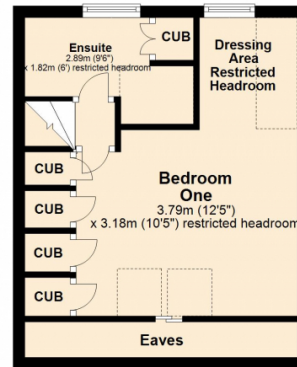
Ground Floor



First Floor



Second Floor



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