



 3

Bedrooms

 2

Bathrooms



- Town House
- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Dining Room
- Lounge
- Three Double Bedrooms
- Ensuite & Family Bathroom
- SOUTHERLY FACING Rear Garden
- En Bloc Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market with NO ONWARD CHAIN, a lovely three double bedroom town house situated in the ever popular Walton Cardiff with the added benefit of a SOUTHERLY FACING rear garden, a garage and off road parking.

The ground floor accommodates a dining room which can be used for other personal preferences such as a snug or a study. There is also a kitchen/breakfast room with an array of base and wall units, a built in electric oven and a gas hob with additional worktop space and cupboards for convenience. Finishing the ground floor is a downstairs WC and useful under-stairs storage cupboard.

French doors from the kitchen/breakfast room welcome a Southerly Facing rear garden with a patio area and the remainder laid to lawn. The enclosed and low maintenance rear garden has a pathway leading to the back of the garden with access to a side gate that then leads on to the enbloc garage with power and lighting. The garage offers off road parking in front too.

Occupying the first floor is a good sized lounge with a Juliet balcony overlooking the rear garden and surrounding trees towards the back. There is also a double bedroom with the advantage of a built in double wardrobe.

The second floor boasts two additional double bedrooms with bedroom one benefitting from two single built in wardrobes and an ensuite; bedroom three also benefits from a built in single wardrobe and has the rare and useful advantage of being soundproofed. There is also a family bathroom and airing cupboard to complete the second floor.

This family loved home is further complemented by UPVC double glazing, gas central heating and in a location that is only a short walking distance to local amenities. A viewing comes highly recommended!

**Kitchen/Breakfast Room** 8' 7" x 14' 9" (2.62m x 4.50m)

**Dining Room** 16' 3" x 8' 5" (4.95m x 2.57m)

**Lounge** 12' 10" x 14' 9" (3.91m x 4.50m) *maximum measurements*

**Bedroom One** 8' 11" x 12' 11" (2.72m x 3.94m) *maximum measurements*

**Ensuite** 5' 10" x 5' 6" (1.78m x 1.68m)

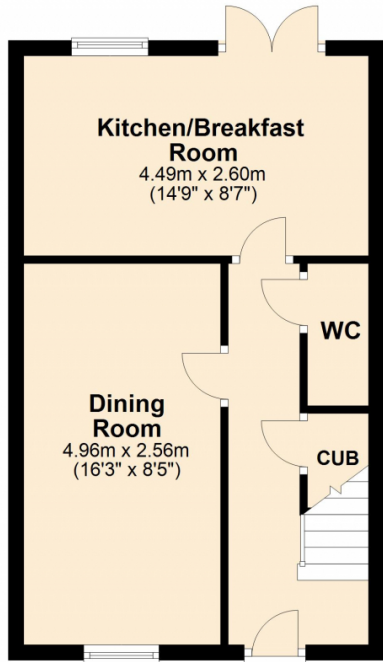
**Bedroom Two** 12' 5" x 8' 8" (3.78m x 2.64m) *maximum measurements*

**Bedroom Three** 12' 4" x 8' 3" (3.76m x 2.51m) *maximum measurements*

**Bathroom** 8' 10" x 6' 2" (2.69m x 1.88m)

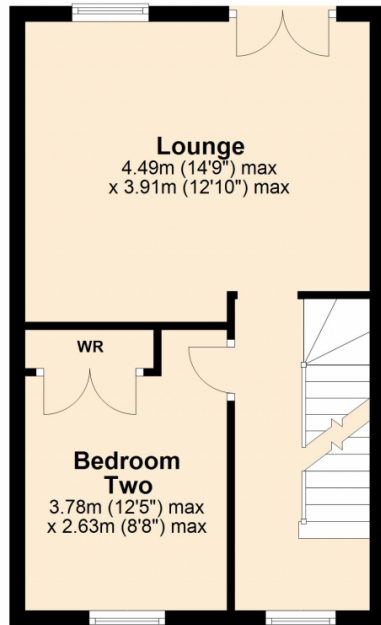
#### Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



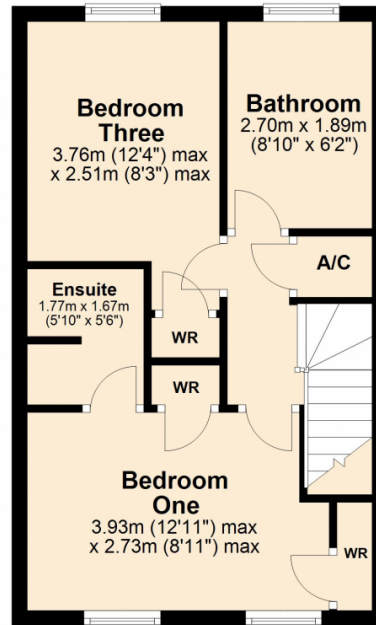
#### First Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



#### Second Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



Total area: approx. 103.3 sq. metres (1112.3 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>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>75</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

