

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£550,000

Cambrian Road, Walton Cardiff, GL20



 4  
Bedrooms

 2  
Bathrooms

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- Detached Home
- Lounge
- Dining Room
- Kitchen
- Study
- Conservatory
- Utility & Downstairs WC
- Four Double Bedrooms
- Ensuite & Family Bathroom
- Double Garage with Gated Off Road Parking
- Rear Garden with Side Access
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM is excited to offer a rarely available, spacious four-double-bedroom detached home on the ever-popular Walton Cardiff development to the market.

You enter through the front door to a spacious hallway with access to a study, WC, a useful storage cupboard and the main living areas. The lounge is a warm and inviting space featuring a fireplace and double doors that lead into the separate dining room, perfect for entertaining. The dining room can also be accessed directly from the kitchen and benefits from patio doors that open out onto the rear garden, creating a wonderful indoor-outdoor flow. The well appointed kitchen boasts a range of wall and base units, integrated appliances including an oven and hob, dishwasher and fridge freezer. From the kitchen you step into a light filled conservatory with lovely views over the rear garden. A separate utility room, with space for a washing machine and tumble dryer, provides additional practicality for busy family life. Upstairs, there are four double bedrooms all with built in wardrobes. The main bedroom also enjoys the benefit of an ensuite shower room, and a family bathroom completes the first floor. The rear garden is beautifully landscaped and split over two levels. A paved patio area ideal for outdoor entertainment and an upper lawned section with attractive shrub borders. The garden also provides access to the double garage and a gated driveway via a side gate. This stunning home is further complemented by Gas Central Heating, UPVC double glazing and off road parking for up to 6 cars.

**Lounge** 18' 2" x 11' 9" (5.54m x 3.58m)

**Dining Room** 8' 11" x 11' 9" (2.72m x 3.58m)

**Kitchen** 12' 2" x 19' 3" (3.71m x 5.87m) *maximum measurements*

**Utility** 5' 4" x 7' 6" (1.63m x 2.29m)

**Study** 6' 4" x 8' 7" (1.93m x 2.62m)

**Bedroom One** 19' 7" x 13' 0" (5.97m x 3.96m) *maximum measurements*

**Ensuite** 7' 12" x 5' 1" (2.44m x 1.55m) *maximum measurements*

**Bedroom Two** 10' 3" x 13' 6" (3.12m x 4.11m)

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

**Bedroom Four** 8' 2" x 9' 9" (2.49m x 2.97m) *maximum measurements*

**Bathroom** 8' 2" x 6' 9" (2.49m x 2.06m) *maximum measurements*

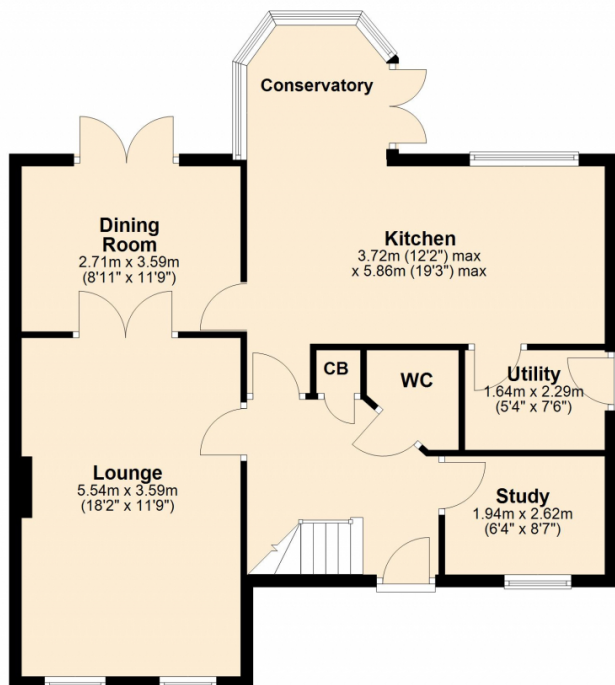
**Conservatory** 7' 3" x 7' 9" (2.21m x 2.36m)

**Garage** 16' 8" x 17' 0" (5.08m x 5.18m)



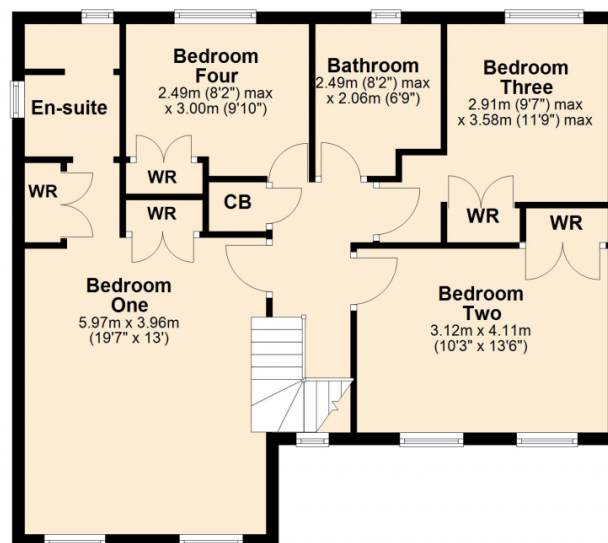
## Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



## First Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



Total area: approx. 147.1 sq. metres (1583.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(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

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