

WILKINSON

SALES • LETTINGS • MANAGEMENT

£550,000

Wigeon lane, Walton Cardiff, GL20



 **5**
Bedrooms

 **3**
Bathrooms

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- Detached House
- Lounge
- Kitchen
- Dining Room
- Utility
- Downstairs WC
- 5 Bedrooms
- Ensuite, Bathroom & Shower Room
- Attic Conversion
- Garden Room
- Rear Garden with Side access
- Tandem Garage with Off Road Parking
- Double Glazing & Gas Central Heating

Wilkinson SLM are delighted to present this beautifully presented five-bedroom detached home, ideally situated on a generous corner plot within the highly sought-after Walton Cardiff development. Step through the front door into a welcoming entrance hall, offering access to all ground floor rooms and a stairs to the first floor. The spacious lounge features a charming gas fireplace and twin front-facing windows that fill the room with natural light. The contemporary kitchen is fitted with a range of wall and base units, complemented by a range oven, integrated dishwasher, and fridge freezer. There's also a useful under-stairs storage cupboard, and a door leading into the utility room with space for a washing machine and access to the rear garden via a patio door. The ground floor also benefits from a formal dining room with sliding doors opening out to the garden—perfect for entertaining—as well as a convenient downstairs WC. On the first floor, you'll find four bedrooms, a modern family bathroom, and a storage cupboard. The main bedroom includes built-in wardrobes and an en-suite shower room, while bedroom four also features fitted wardrobes. A further staircase leads to the second floor, where you'll discover a versatile fifth bedroom with eaves storage, a cosy snug area ideal for relaxation or work, and a stylish shower room—both enhanced by Velux windows that allows for plenty of natural light. Outside, the rear garden makes full use of the corner plot, offering ample space for entertaining and outdoor living. It includes a garden room—ideal for use as a home office, gym, or den—as well as a lawned area and a side patio, currently used for a hot tub. A side gate provides access to the driveway and a tandem garage.

Lounge 14' 9" x 15' 1" (4.50m x 4.60m) *maximum measurements*

Kitchen 13' 3" x 13' 3" (4.04m x 4.04m) *maximum measurements*

Utility 5' 4" x 5' 6" (1.63m x 1.68m) *maximum measurements*

Dining Room 10' 9" x 10' 1" (3.28m x 3.07m)

Downstairs WC 4' 0" x 6' 3" (1.22m x 1.91m)

Bedroom One 13' 0" x 11' 8" (3.96m x 3.56m) *maximum measurements* **Ensuite** 5'6 x 6'1 (1.68m x 1.85m)

Bedroom Two 10' 9" x 9' 0" (3.28m x 2.74m) *maximum measurements*

Bedroom Three 12' 0" x 10' 3" (3.66m x 3.12m) *maximum measurements*

Bedroom Four 7' 11" x 11' 6" (2.41m x 3.51m) *maximum measurements*

Bedroom Five 6' 10" x 10' 1" (2.08m x 3.07m) *maximum measurements*

Snug 17' 3" x 11' 11" (5.26m x 3.63m) *maximum measurements*

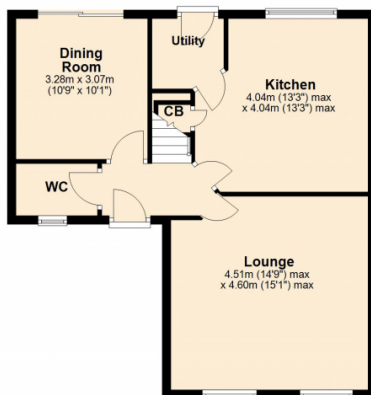
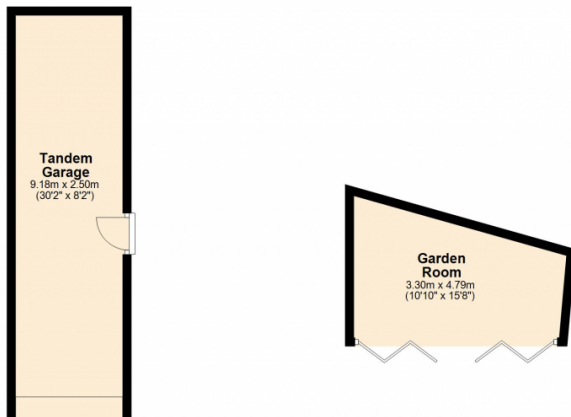
Bathroom 5' 3" x 6' 2" (1.60m x 1.88m)

Shower Room 7' 5" x 8' 10" (2.26m x 2.69m) *maximum measurements*

Garden Room 10' 10" x 15' 8" (3.30m x 4.78m) *maximum measurements*

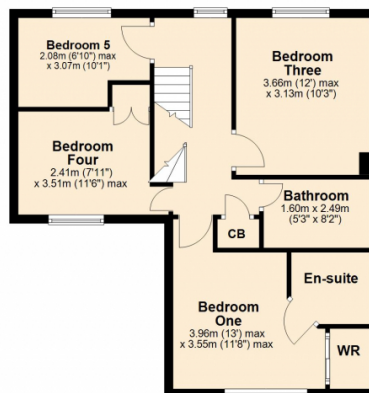
Tandem Garage 30' 2" x 8' 2" (9.19m x 2.49m)

Ground Floor
Approx. 92.0 sq. metres (989.9 sq. feet)

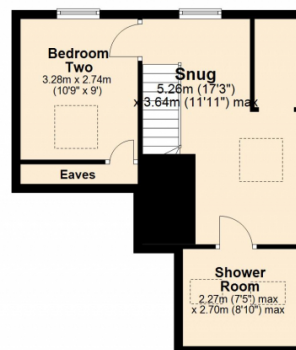


Total area: approx. 185.4 sq. metres (1995.4 sq. feet)

First Floor
Approx. 56.3 sq. metres (605.8 sq. feet)



Second Floor
Approx. 37.1 sq. metres (399.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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