

WILKINSON

SALES • LETTINGS • MANAGEMENT

£285,000

Wakeman Close, Walton Cardiff, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- End of Terrace Home
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Downstairs WC
- Bathroom
- Partial Garage Storage
- Playroom
- Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Parking For Two

Wilkinson SLM are delighted to offer to the market a beautifully presented three bedroom end of terrace home, tucked away in a quiet close on the sought after Walton Cardiff development.

The welcoming entrance hall provides access to the handy downstairs WC, the staircase to the first floor, and door through to the spacious lounge. The lounge features a front facing window that fills the room with natural light, an understairs storage cupboard, and an opening through to the modern kitchen/dining room. The kitchen is fitted with stylish grey shaker-style units, beautiful quartz worktops, and integrated appliances, including a double oven, hob, dishwasher, and washing machine, along with space for a fridge freezer and a dining table. Patio doors open onto the rear garden, creating a perfect flow for everyday living and entertaining.

Upstairs, there are three bedrooms, with bedrooms one and two benefiting from built in wardrobes. A modern family bathroom and an additional storage cupboard complete the first floor.

The enclosed rear garden offers a mix of patio and lawn areas, ideal for outdoor dining and relaxation. A further seating area at the rear of the garden is perfect for enjoying time with family and friends. You can also access the partially converted garage which is currently used as an office/playroom with power and lighting. The remaining garage space provides excellent storage.

Additional benefits include UPVC double glazing, gas central heating and parking for two cars.

Lounge 11' 8" x 14' 2" (3.56m x 4.32m)
Maximum Measurements

Kitchen/Dining Room 7' 3" x 19' 9" (2.21m x 6.02m)

Bedroom One 9' 6" x 11' 5" (2.90m x 3.48m)
Maximum Measurements

Bedroom Two 7' 10" x 11' 5" (2.39m x 3.48m)
Maximum Measurements

Bedroom Three 7' 7" x 8' 0" (2.31m x 2.44m)

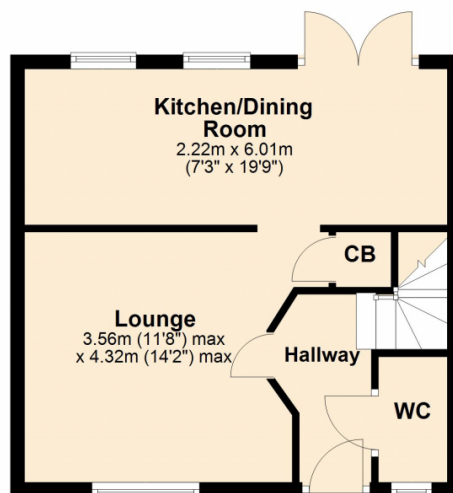
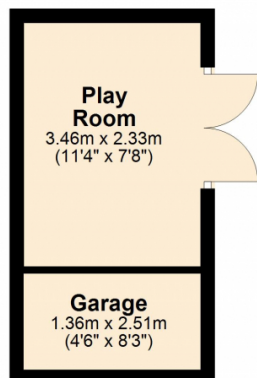
Bathroom 5' 10" x 8' 0" (1.78m x 2.44m)

Playroom 11' 4" x 7' 8" (3.45m x 2.34m)

Partial Garage 4' 6" x 8' 3" (1.37m x 2.51m)

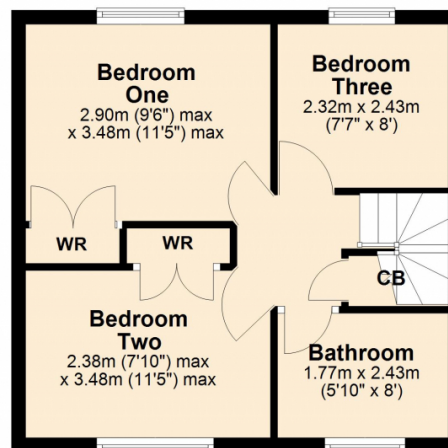
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 82.9 sq. metres (892.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(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

Address: Walton Cardiff, GL20

