



 **3**  
Bedrooms

 **2**  
Bathrooms



- Three Storey Town House
- Kitchen/Dining Room
- Study
- Lounge
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- En Bloc Garage
- Rear Garden

Wilkinson SLM are delighted to offer for sale a well presented three storey townhouse located on the Walton Cardiff development.

From the entrance hall are doors leading to the study, downstairs W.C and kitchen/dining room with built in electric oven and gas hob and French doors leading to the garden.

Off the hallway stairs lead up to the first floor where the lounge is situated with two sets of French doors. Bedroom three has a 'Jack & Jill' bathroom which is also accessed off the landing.

Further stairs lead up to the second floor where the bedrooms one, two and the family bathroom are located. Bedrooms one and two have built in wardrobes with the main bedroom having the added benefit of an ensuite shower room.

Beauchamp Walk is complemented by UPVC double glazing, gas central heating, rear garden with gated access that leads to the en bloc garage.

**Kitchen/Dining Room** 17' 8" x 15' 5" (5.38m x 4.70m)

maximum measurements

**Study** 9' 1" x 7' 4" (2.77m x 2.24m)

**Lounge** 15' 7" x 13' 11" (4.75m x 4.24m)

maximum measurements

**Bedroom Three** 11' 2" x 8' 11" (3.40m x 2.72m)

**Jack & Jill Bathroom** 6' 5" x 6' 4" (1.96m x 1.93m)

**Bedroom One** 12' 2" x 9' 9" (3.71m x 2.97m)

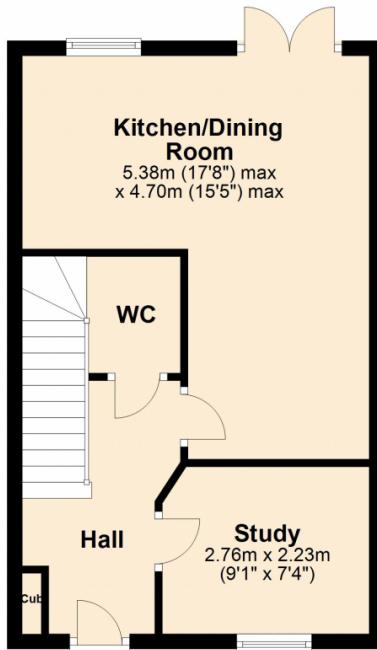
**En- Suite Shower Room** 6' 0" x 5' 7" (1.83m x 1.70m)

**Bedroom Two** 10' 9" x 8' 11" (3.28m x 2.72m)

**Bathroom** 6' 5" x 6' 4" (1.96m x 1.93m)

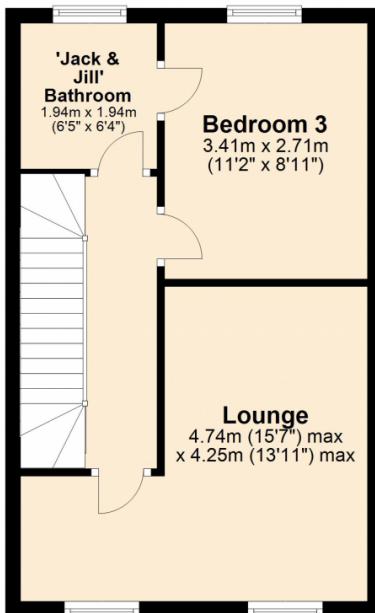
**Ground Floor**

Approx. 35.4 sq. metres (380.8 sq. feet)



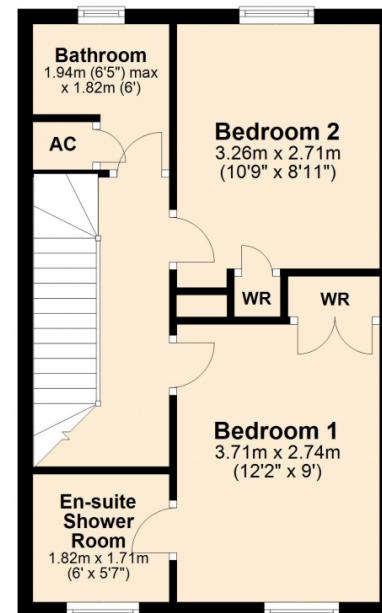
**First Floor**

Approx. 35.7 sq. metres (384.2 sq. feet)



**Second Floor**

Approx. 35.7 sq. metres (384.2 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)



**EPC**

**Coming soon**

