



 3

Bedrooms

 2

Bathrooms



- Semi Detached Three Storey Home
- Kitchen/Dining Room
- Study
- Downstairs WC
- Lounge
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- UPVC Double Glazing & Gas Central Heating
- Garage & Off Road Parking
- Rear Garden
- Council Tax Band C
- EPC Rating D

Wilkinson SLM are happy to offer for sale a three bed town house in Walton Cardiff with stunning field views.

The ground floor comprises, kitchen/dining room with an array of base and wall units and a Range Cooker, study, downstairs WC and understairs storage cupboard. A patio door from the kitchen opens to the rear garden.

Occupying the first floor is a spacious lounge with electric fireplace and a double bedroom with a built in double wardrobe.

On the first floor are two further double bedrooms, both benefiting from built in double wardrobes and one of the bedrooms has the advantage of an ensuite. Also on the first floor is a family bathroom.

The low maintenance rear garden has a decked area stepping down to a pebbled area with the remainder laid to lawn with surrounding bushes. At the back of the garden a graveled pathway leads to the back door of the garage. The garage has power and lighting and offers parking for at least 2 cars on the driveway.

The semi detached townhouse has the advantage of UPVC double glazing and gas central heating.

Kitchen/Dining Room 11' 1" x 14' 11" (3.38m x 4.55m)
maximum measurements

Study 10' 8" x 8' 11" (3.25m x 2.72m)
maximum measurements

Lounge 15' 0" x 13' 3" (4.57m x 4.04m)
maximum measurements

Bedroom One 13' 2" x 15' 0" (4.01m x 4.57m)
maximum measurements

En-Suite Shower Room 5' 5" x 6' 0" (1.65m x 1.83m)

Bedroom Two 9' 1" x 11' 8" (2.77m x 3.56m)

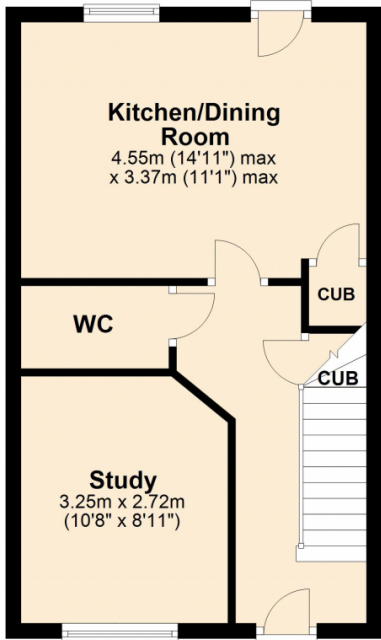
Bedroom Three 12' 6" x 9' 0" (3.81m x 2.74m)
maximum measurements

Family Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

Garage 17' 2" x 8' 6" (5.23m x 2.59m)

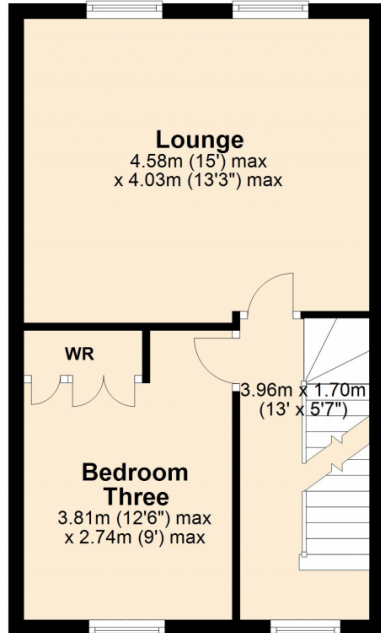
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



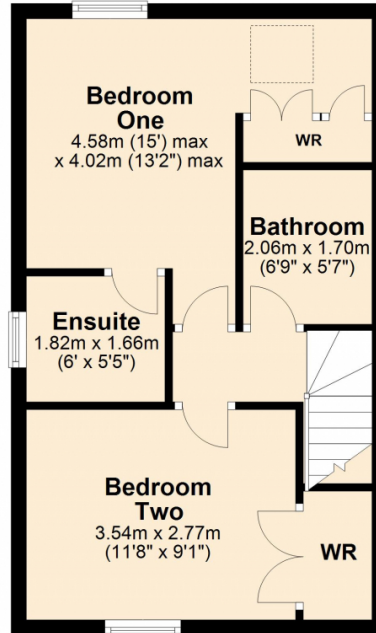
First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Second Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 107.9 sq. metres (1161.1 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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	68	
(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

