

WRIGHTS.



30 Channel View Road, Cardiff

Cardiff

Guide Price £325,000



30 Channel View Road

Cardiff, Cardiff

Stylish 3-bed semi with open-plan kitchen/diner, French doors, south-east garden, pizza oven & summer house. Facing park. Driveway for 2. Walk to Bay Trail, retail & train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious private south-west facing garden
- Stylish patio area
- Raised decking seating area
- Open plan kitchen dining area
- Patio doors to garden
- Modern bathroom with bath and shower
- Off-road parking for 2 cars
- Vaulted ceiling converted loft office room
- Outdoor summer house with bar and entertainment area
- Greenhouse
- Woodfired pizza oven



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Dining Room

6' 7" x 20' 0" (2.00m x 6.10m)

Spacious and light-filled, the dining area flows directly from the kitchen and is finished with stylish tiled flooring throughout. French patio doors open onto the stone patio and garden, making it perfect for entertaining or everyday family life. There's plenty of space for a large dining table, and the layout connects beautifully with the rest of the living space and outdoor zones.

Kitchen

8' 10" x 10' 6" (2.70m x 3.20m)

Modern, spacious and well laid out, the kitchen offers plenty of cupboard space and stylish tiled flooring that runs through to the dining area. It's a bright, functional space with spotlight lighting and a sociable layout – perfect for everyday cooking and family life. The open-plan design keeps it connected to the dining room and garden beyond, making it a great space to be in.

Living Room

10' 10" x 17' 1" (3.30m x 5.20m)

A spacious and welcoming family room positioned at the front of the house, with a large bay window that fills the space with natural light and enjoys views of the park opposite. The focal point is the modern gas fireplace – ideal for creating a warm, cosy atmosphere in the evenings. It's a great space to relax, unwind, or catch up on a box set after a busy day.

Hallway

Bathroom

3' 11" x 7' 3" (1.20m x 2.20m)

Finished with a mix of sandstone, slate and marble tiling, the bathroom combines a sleek, modern look with practical touches. It includes a shower over the bath, fitted sink, heated towel rail and WC.

Landing

A light and neutrally decorated landing that connects all three bedrooms and the bathroom. There's a side window bringing in natural light, and a fixed staircase



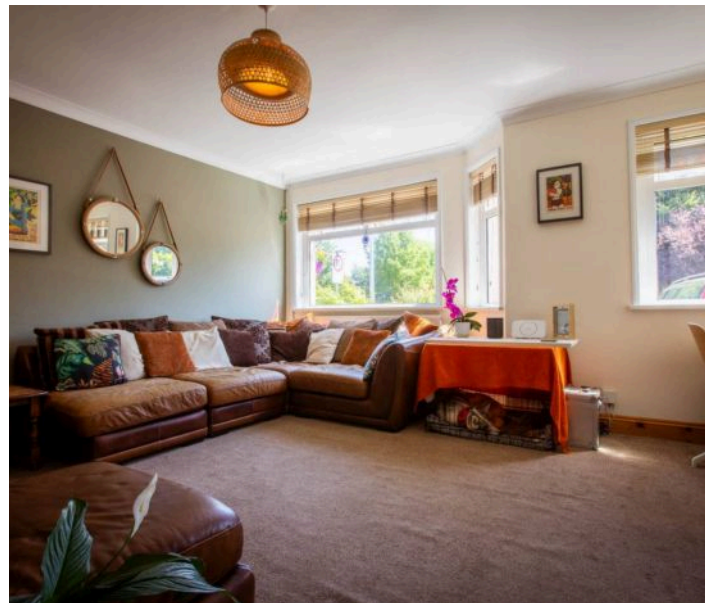
GARDEN

The garden is set up for both relaxing and entertaining, with a stone patio off the kitchen, a separate raised deck, and a fully equipped summer house with outdoor bar. There's also a wood-fired pizza oven, lawn area, shed, greenhouse, apple tree, and grapevine – all within a private, south-west facing space that gets great sun all day into the early evenings.

DRIVEWAY

2 Parking Spaces

The property benefits from a private driveway with space for two vehicles – a practical bonus for day-to-day living and especially valuable for families or commuters. The frontage is low-maintenance and well-presented, offering a smart first impression.









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