



**Wilson Place, Cardiff CF5 4LN**

**welcome to**

## **Wilson Place, Cardiff**

- THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE WITH BAYED WINDOW
- MODERN KITCHEN AND BATHROOM
- OFF ROAD PARKING
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: E

guide price

**£240,000**

To fully appreciate what is on offer an early internal inspection comes highly recommended. We are delighted to be offering for sale this extremely well presented and modernised three bedroom semi-detached property conveniently positioned within ease of access to link roads.



**view this property online** [allenandharris.co.uk/Property/CTN108776](https://allenandharris.co.uk/Property/CTN108776)

**Entrance Porch**

**Entrance Hall**

**Lounge**

15' 4" x 13' 4" ( 4.67m x 4.06m )

**Kitchen/ Diner**

18' 7" x 10' 9" ( 5.66m x 3.28m )

**Wc**

**Utility Area**

**Stairs And Landing**

**Bedroom 1**

12' 9" x 10' 2" ( 3.89m x 3.10m )

**Bedroom 2**

11' 6" x 10' 9" ( 3.51m x 3.28m )

**Bedroom 3**

8' 9" x 7' 4" ( 2.67m x 2.24m )

**Bathroom**



**Property Ref:**

CTN108776 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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