



Court Close, Bonvilston Cardiff CF5 6FX

welcome to

Court Close, Bonvilston Cardiff

A beautiful and tastefully decorated three bedroom modern end of link, located in this much sought after location set in this cul de sac. The property offer an airy and light accommodation with a very high standard finish, located on a secluded development at " Cottrell Gardens".



Reception Hall

15' 4" Max x 5' 8" (4.67m Max x 1.73m)

Triple lock composite door entry to a generous entrance hall, wood effect flooring with underfloor heating, Double glazed panel window to front with roller blinds, understairs storage, door to kitchen & diner, living room & cloakroom.

Cloakroom

Ceramic tile flooring, heated towel rail, wc wash hand basin and tile splash backs, stone shelving, extractor fan.

Living Room

13' 6" x 10' 6" (4.11m x 3.20m)

Scandinavian style double glazed window to front with colonial shutters, inset light, wood effect flooring with underfloor heating, usb, telephone and TV connection point.

Kitchen & Diner

16' 9" x 11' 8" (5.11m x 3.56m)

This modern kitchen is fitted with wall and base units tastefully upgraded by the current owner with stone work top, breakfast bar & island also with stone work top, the kitchen includes integral fridge & freezer, dishwasher, induction hob, oven and extractor hood, stone splash backs, sink and drainer, Scandinavian double glazed window to side with roller blinds and French door to the rear garden, inset light, wood effect flooring with underfloor heating, door to utility room.

Utility Room

6' 6" x 4' 9" (1.98m x 1.45m)

Sink unit, plumbing for washing machine, wall and base units and shelving, double glazed window to side with roller blinds, wood effect flooring with underfloor heating, wall mounted boiler, extractor fan.

Landing

12' 6" x 9' 4" Max (3.81m x 2.84m Max)

Light and airy landing with access to all rooms, radiator, access to loft

Bedroom One

10' 2" Minimum x 10' 6" (3.10m Minimum x 3.20m)

Scandinavian style double glazed window to front with colonial shutters & very pleasant aspects, radiator, TV and usb connection point, door to ensuite.

Ensuite

6' 7" x 5' 9" (2.01m x 1.75m)

Double shower room with rain fall shower head, wash hand basin, wc, heated towel rail, mirrored wall, stone shelving, inset light, extractor fan. Scandinavian style double glazed window with colonial shutters to front.

Bedroom Two

9' 2" x 10' 1" (2.79m x 3.07m)

Scandinavian style double glazed window with roller binds, radiator, built-in wardrobe, Tv & usb connection point.

Bedroom Three

6' 8" x 5' 4" (2.03m x 1.63m)

Scandinavian style double glazed window to rear with roller blinds, radiator.

Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Panelled bath with shower over, wc, wash hand basin, heated towel rail, stone shelving, ceramic stone flooring, Scandinavian style double glazed window to side, inset light extractor fan.

Front Garden

Paved driveway for parking for three cars, steps to entrance porch with outside light, raised bed with slate chipping's, stone cladding in the porch, paved path leading to side and rear

Rear Garden

Landscaped garden with generous paved patio, outside tap, laid to lawn enclosed with fencing, gate to side leading to rear and front access.



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welcome to

Court Close, Bonvilston Cardiff

- Superb modern three bedroom end of link
- Spacious & separate living room
- Generous open plan kitchen and diner with French doors to the rear garden
- Utility room, cloakroom & ensuite shower room to the main bedroom
- Ample parking to the front and landscaped garden to rear

Tenure: Freehold EPC Rating: B
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP107393 - 0022

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