



Kirton Close, Cardiff CF5 2NB

welcome to

Kirton Close, Cardiff

Modern three-bedroom mid-terrace home featuring a spacious lounge, modern kitchen and a bright conservatory. Includes a modern bathroom, low-maintenance rear garden and a two-car driveway. Conveniently located close to local amenities, transport links and well-regarded schools.



Hall

Full length mirror, space to hang coats.

Reception Room / Dining Room

L Shaped Room

Reception Room 16' 5" Max x 12' 7" Max

Dining Room 8' 6" Max x 7' 7" Max

Access to kitchen, carpeted, double glazed front window, two radiators, dining area - single glazed window to conservatory. Under stairs storage.

Kitchen

8' 8" Max x 8' 6" Max (2.64m Max x 2.59m Max)

Gas hob, tiled flooring, partially tiled walls, extractor fan, glass shelving, sink and drying area - French doors to conservatory.

Conservatory

16' 5" Max x 7' 7" Max (5.00m Max x 2.31m Max)

Sliding doors from kitchen and to garden, fitted blinds surrounding conservatory, ventilation fan. Good sized space.

Landing

Dimmable hanging light, carpeted, handrail, storage/airing cupboard - access to loft

Bedroom One

13' 3" Max x 9' 2" Max (4.04m Max x 2.79m Max)

Double glazed window, radiator, built in sliding wardrobe, carpeted, lots of natural light.

Bedroom Two

9' 6" Max x 8' 7" Max (2.90m Max x 2.62m Max)

Double bedroom, carpeted, double glazed window, radiator.

Bedroom Three

6' 9" Max x 6' 7" Max (2.06m Max x 2.01m Max)

Perfect for office wardrobe space or single bedroom, radiator, double glazed window, carpeted.

Bathroom

7' 2" Max x 6' Max (2.18m Max x 1.83m Max)

Tiled walls - frosted double glazed window, W.C. hand wash basin, heated towel rail, bath / electric shower

Loft Space

Boiler - Worcester 1 Year old, partially boarded.

Parking

Driveway across road from property, space for two cars.

Front Garden

Lawn area, slate paved garden path to front door, lockable storage cupboard next to front door. flower bed covered with slate chippings.

Rear Garden

Grass area, new 2 year old fence, patio area, outside tap, flood light.



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welcome to

Kirton Close, Cardiff

- Three well-proportioned bedrooms
- Spacious conservatory
- Modern fitted kitchen
- Low-maintenance rear garden
- Two-car driveway located close by

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£250,000



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Property Ref:
CRP108041 - 0003

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Please note the marker reflects the postcode not the actual property



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