



**Page Drive, Windsor Village Cardiff CF24 2TU**

**welcome to**

## **Page Drive, Windsor Village Cardiff**

A THREE BEDROOM DETACHED home, set in the popular location of WINDSOR VILLAGE, within walking distance of local amenities and easy access to bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Internal viewing highly recommended!

### **Ground Floor**

#### **Entrance**

Via a front door with obscure glazed panels into:

#### **Hallway**

Stairs rising to first floor, radiator beneath cover, coved ceiling and doors providing access to:

#### **Lounge Area**

17' 1" into bay x 10' ( 5.21m into bay x 3.05m )

Double glazed bay window to front aspect with inset leaded lights, radiator, coved ceiling wall mounted electric fire and arch to:

#### **Dining Area**

10' 8" x 8' 8" ( 3.25m x 2.64m )

Double glazed patio doors providing access to rear garden, coved ceiling, radiator, powerpoints and telephone point.

#### **Kitchen/ Diner**

12' 3" x 10' 4" ( 3.73m x 3.15m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with mixer tap over, integrated gas hob and electric oven, extractor hood, integrated fridge/freezer, radiator, space for table and chairs, double glazed window to rear aspect and access to:

#### **Utility Room**

6' 8" x 5' 1" ( 2.03m x 1.55m )

Stainless steel sink and drainer unit with mixer tap over, wall mounted boiler, space for washing machine, door providing access to rear garden and door to:

#### **Downstairs Wc**

Fitted with two piece suite comprising low level WC, pedestal wash hand basin, radiator, tiled splashback and double glazed obscure window to side aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' 1" x 9' 2" to wardrobes ( 4.29m x 2.79m to wardrobes )

Double glazed bay window to front aspect with inset leaded lights, radiator, powerpoints, fitted wardrobes and door providing access to:

#### **En-Suite**

Fitted with three piece suite comprising tiled shower cubicle, low level WC, pedestal wash hand basin, tiled splashback and double glazed obscure window to side aspect.

#### **Bedroom Two**

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed window to rear aspect, radiator, powerpoints and fitted wardrobes.

#### **Bedroom Three**

10' 6" x 7' 1" ( 3.20m x 2.16m )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bathroom**

Fitted with three piece suite comprising bath, low level WC, pedestal wash hand basin, tiled splashback, radiator and double glazed obscure window to front aspect with inset leaded lights.

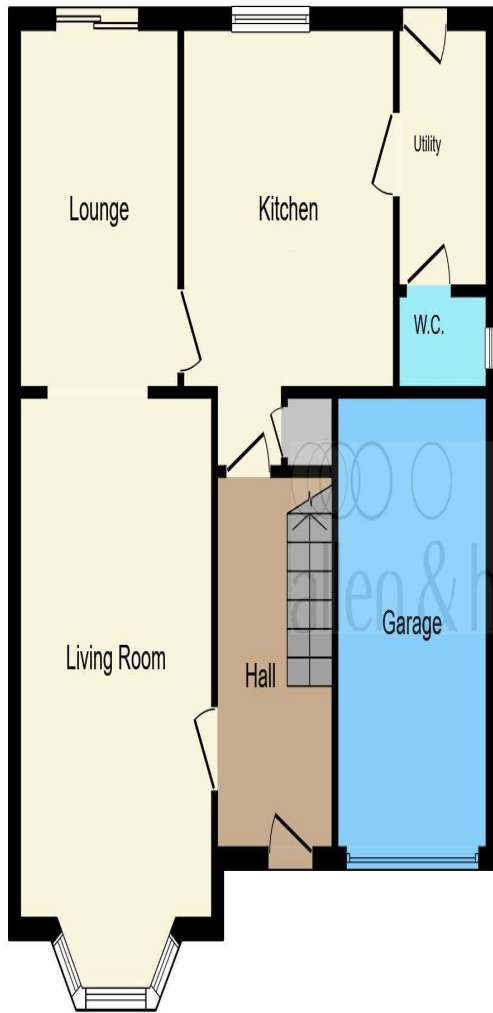
### **Outside**

#### **Front**

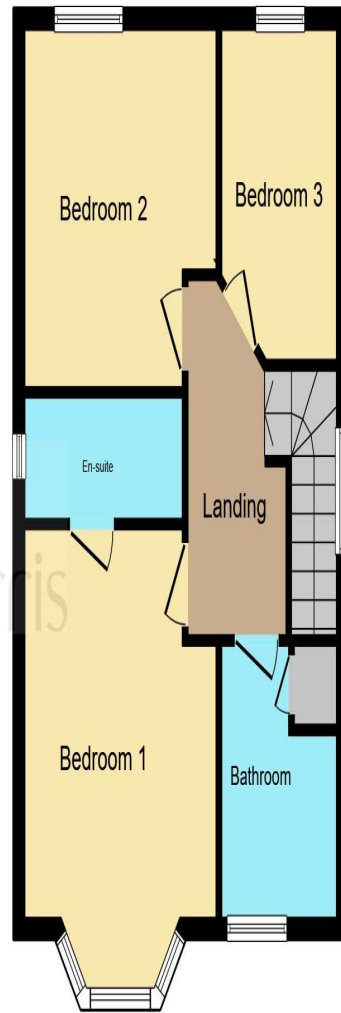
Open plan graveled area with shrubs, electric charging point and double width driveway providing off street parking.

#### **Rear Garden**

Enclosed by fencing, area laid to lawn, paved patio area, a good size garden shed to remain, the vendor has advised that there is a lawn drainage system in place and pedestrian door providing access to garage

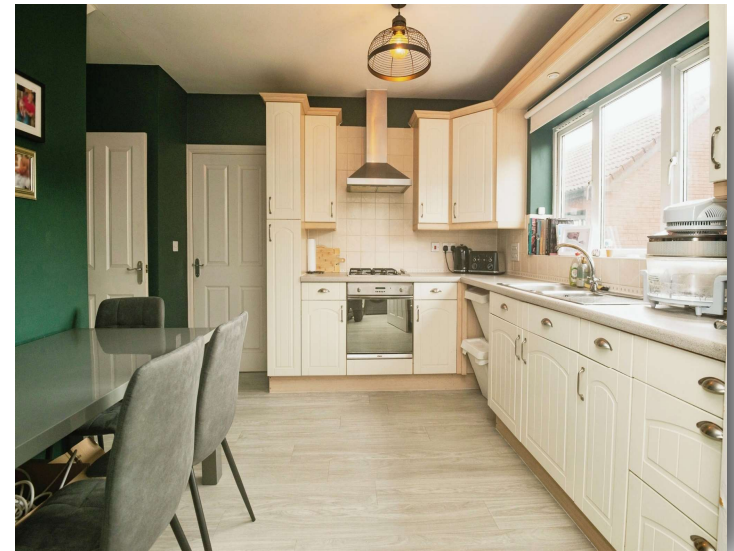


**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**

**Page Drive,**

**Windsor Village Cardiff**

- Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Lounge Area and Dining Area
- Fitted Kitchen/ Diner
- Utility Room and Downstairs WC
- First Floor Bathroom

Tenure: Freehold EPC Rating: C

**£375,000**



**view this property online** [allenandharris.co.uk/Property/ROA113787](https://allenandharris.co.uk/Property/ROA113787)



Property Ref:  
ROA113787 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)