



Timbers Square

| | Cardiff | CF24 3SH

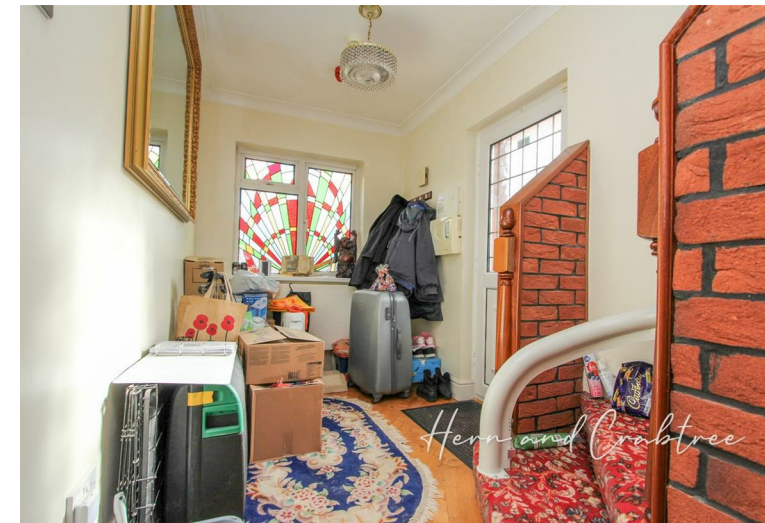
Hern and Crabtree

TIMBERS SQUARE

£475,000

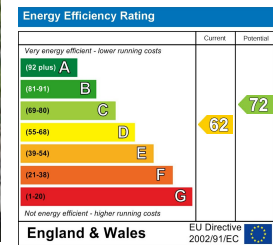
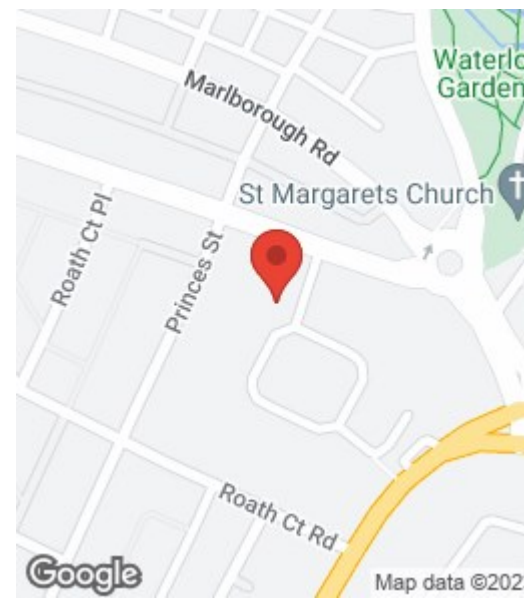
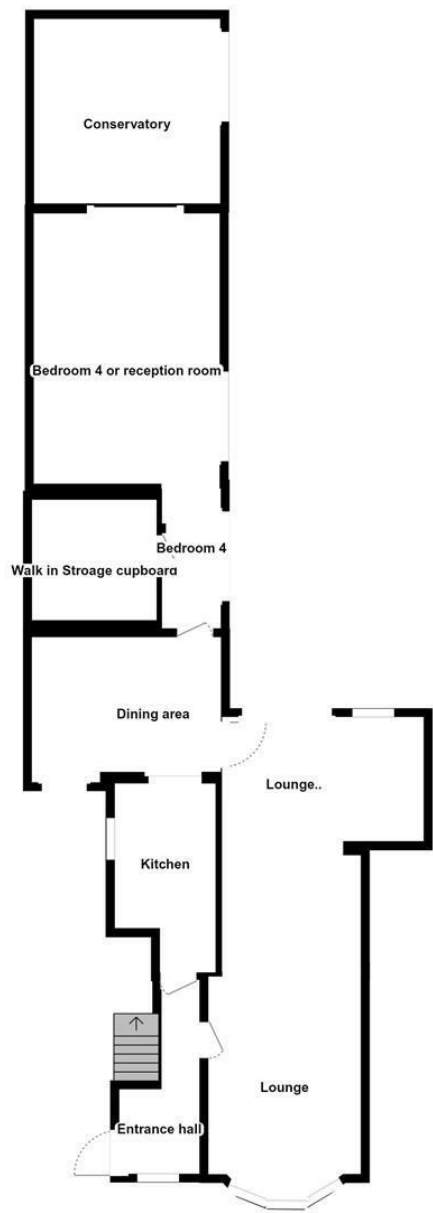


This four-bedroom semi-detached property is situated in the highly sought-after area of Roath. The property has been largely extended to the rear and offers generous living accommodation. Briefly comprising an entrance hall, through lounge, sitting room, and kitchen open to the dining room. The extension was built with an annex in mind which offers a lounge/dining room and ground floor bedroom. There is a further storage room which we have been advised by the seller that plumbing was installed when the extension was built in readiness for a bathroom. Front and rear garden with driveway for off-road parking. Please note that the property is currently connected to number 67 via the sitting room and garden. There will be a dividing wall put in place on the sale of the property.



Call Hern & Crabtree to arrange a viewing on **02920 620 202**

<https://www.hern-crabtree.co.uk>



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.