



Timbers Square

| | Cardiff | CF24 3SH

*Hern and Crabtree*

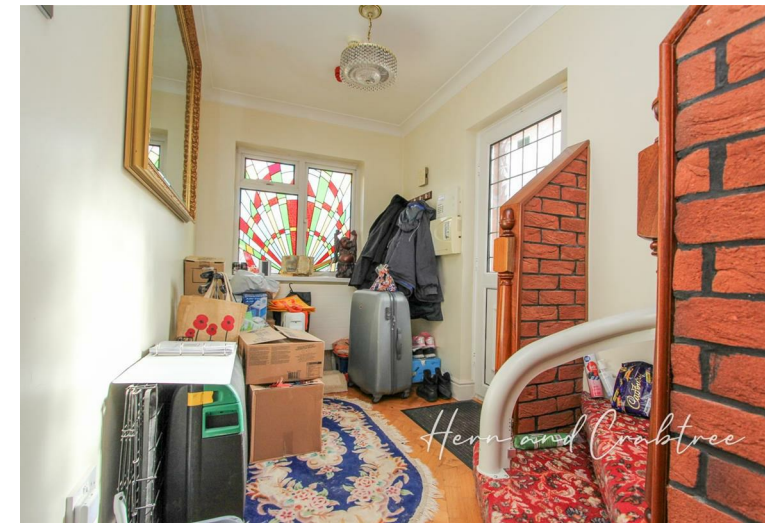
# TIMBERS SQUARE

£475,000



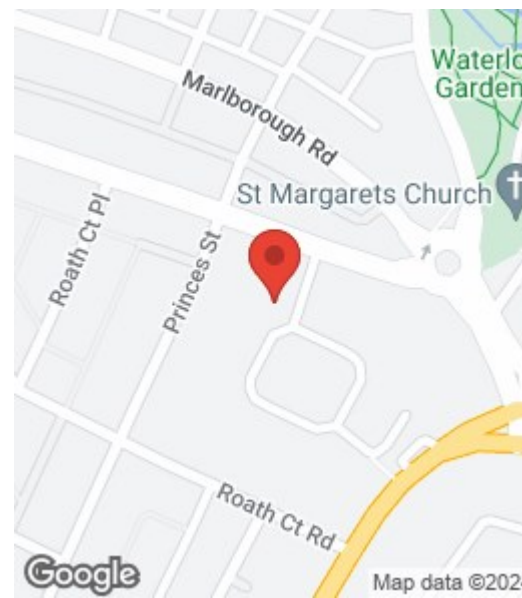
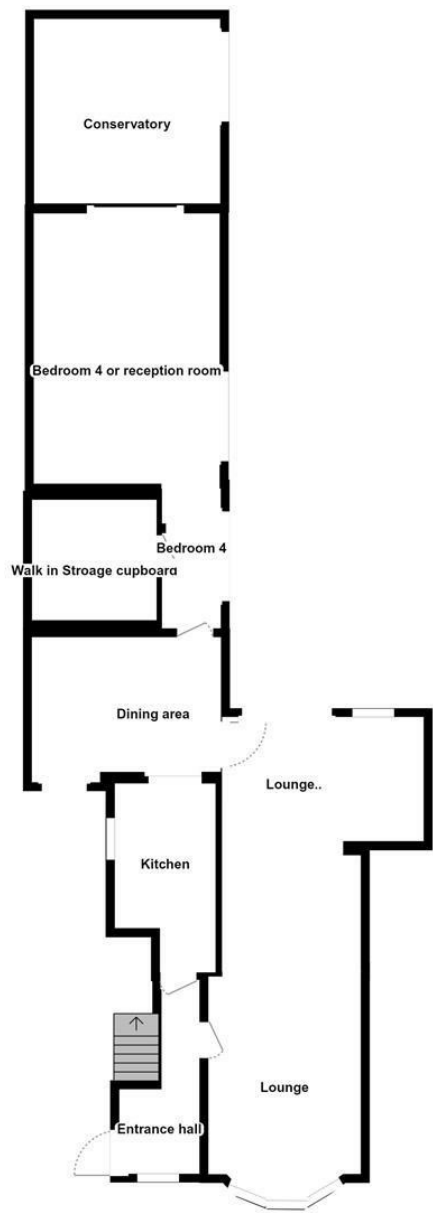
This four-bedroom semi-detached property is situated in the highly sought-after area of Roath. The property has been largely extended to the rear and offers generous living accommodation.

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. 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>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	72
England & Wales	EU Directive 2002/91/EC	



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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.