

Timbers Square

CARDIFF, CF24 3SH

£450,000

Hern &
Crabtree



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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.



sq ft

Additional Information

We have been advised by the vendor that the property is Freehold.

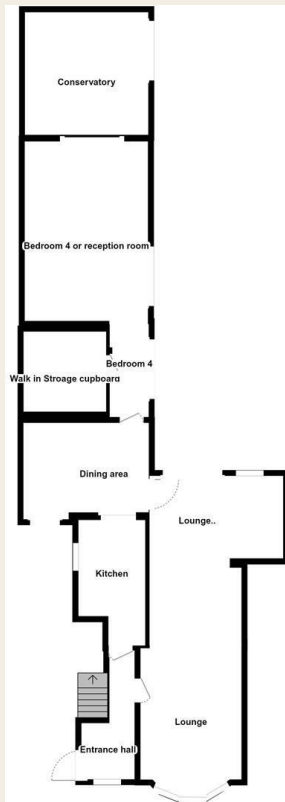
EPC - D

Council Tax Band - H

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



| 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 | |

