



£325,000 Freehold

Baber Close | Cardiff | CF23 9BX

Hern &
Crabtree

This lovely three bedroom semi detached home is located in the highly sought after area of Penylan, Cardiff and is offered to the market with no onward chain. Close to a substantial variety of amenities including supermarkets, shops and public transport links within easy reach along Colchester Avenue and Newport road as well as Waterloo gardens and Roath park nearby this is a brilliant spot. Links to the A48, M4 and city center are also close by making this property perfect for commuters.

The accommodation briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor. To the first floor the primary bedroom has an en suite and there are two further bedrooms along with a family bathroom. The property also benefits from an enclosed rear garden. Viewings of this great property can be arranged via our Heath branch.



Entrance Hall

Entered via a double glazed PVC door to the front. Radiator, double glazed window to the side, stairs to the first floor.

Living Room 17'4 x 14'3 max

Double glazed windows to the front, stripped wooden flooring, radiator, doors to dining room.

Dining Room 12'8 x 8'7

Doorway from kitchen, doorway from living room, double glazed french doors to the garden. Radiator, stripped wooden floor, built-in cupboard.

Kitchen 12'6 x 6'11

Double glazed window to the rear, double glazed door to the garden. L-shaped kitchen with mainly base units with counter tops over. Plumbing for washing machine, space for gas cooker, sink and drainer, space and plumbing for slimline dishwasher and space for fridge freezer. Tiled flooring, radiator, door connecting back to hallway and dining room.

First Floor

Stairs rise up from the entrance hall.

Landing

Radiator, banister, loft access hatch, built-in cupboard.

Bedroom One 15'9 x 8'6

Double glazed windows to the front, built-in wardrobes, door to en suite, radiator.

En Suite 4'6 x 6'10 max

Double glazed obscured window to the front, WC, wash basin, double shower with electric shower, part tiled walls and floor. Shaver point.

Bedroom Two 8'8 x 10'10

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three 10'11 x 7'0

Double glazed window to the rear, radiator.

Bathroom 7'11 x 4'8

Double glazed obscured window to the side, bath, WC, wash hand basin, part tiled walls, tiled floor, radiator, electric shower.

External

Front

Gravelled area to the side for parking, garden.

Rear Garden

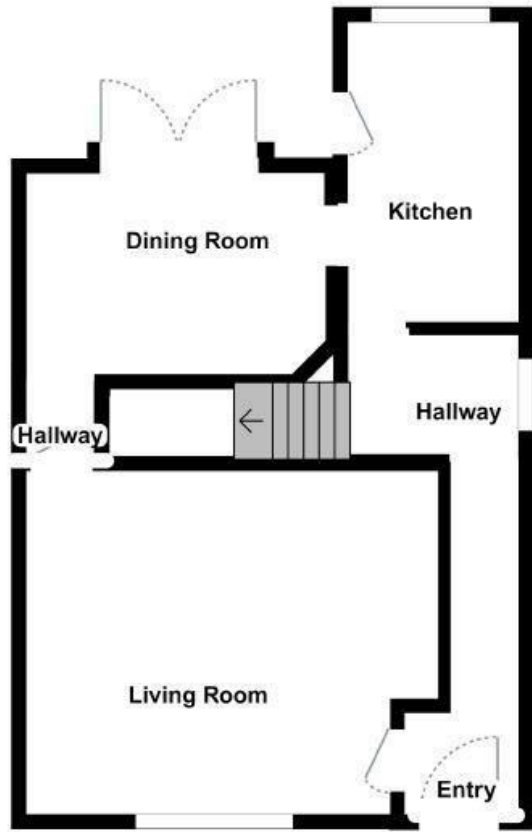
Enclosed rear garden with lawn and stone chippings, mature shrubs and flower borders. Double gate with potential for gated parking.

Additional Information



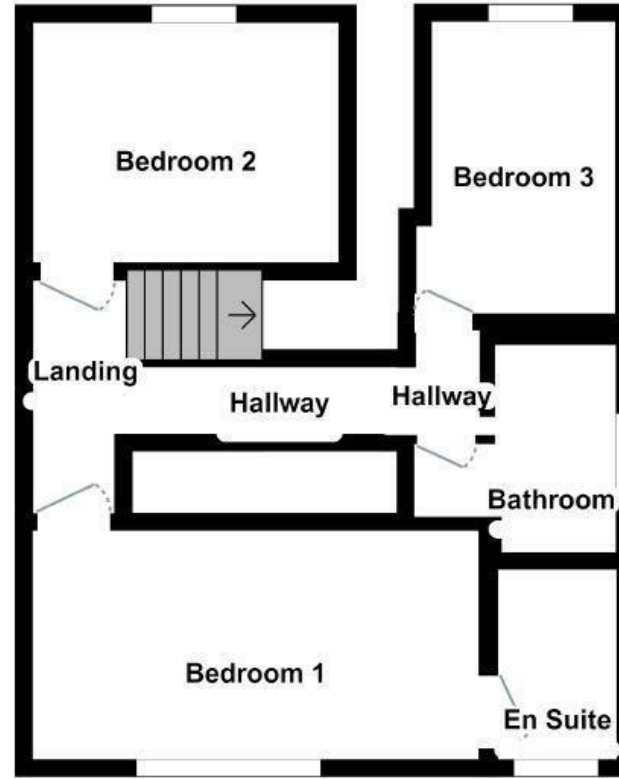
We have been advised by the vendor
that the property is Freehold.
EPC - C
Council Tax - D





For illustration purposes only. Not to scale.

Ground Floor

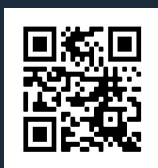
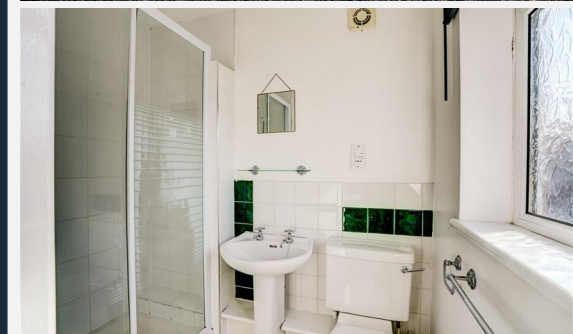
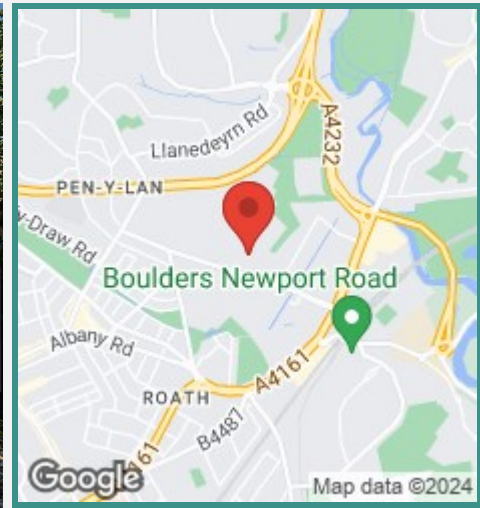
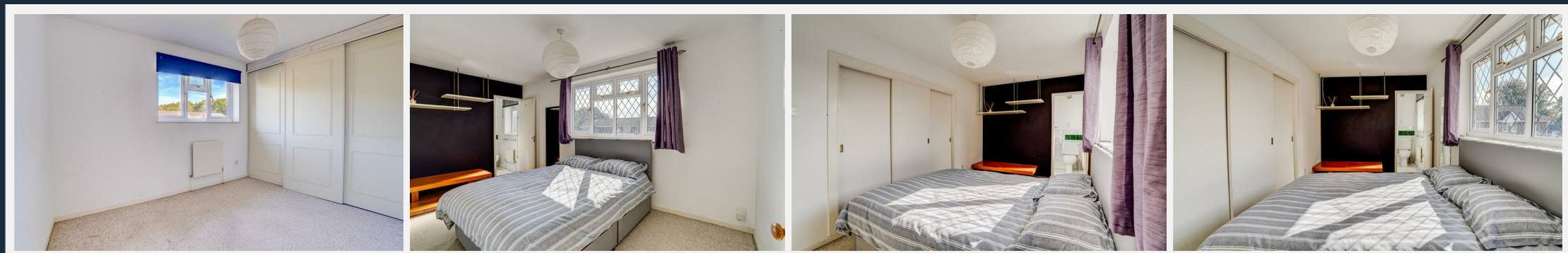


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First Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
 Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

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



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