



Dulwich Gardens

| | Canton | CF5 1SE



DULWICH GARDENS

Guide Price £575,000



Textured ceiling. Wall to wall, floor to ceiling fitted wardrobes with sliding mirrored doors.

Bedroom two 12' x 10'9"

A lovely second double bedroom. Double glazed window to the rear elevation. Textured ceiling. Radiator.

Bedroom three 8'1" x 8'11"

Double glazed window to the rear elevation with aspect to the garden. Radiator. Textured ceiling.

Bedroom four 11'10" x 7'11"

Double glazed window to the front elevation. Radiator. Textured ceiling.

Family bathroom

A three piece suite in champagne comprising: panelled bath with mains pressure shower over, pedestal wash hand basin and WC. Walls are tiled. Electric shaving point. Obscure glazed window. Textured ceiling. Radiator.

Outside front

To the front of the property is an attractive front garden. Driveway providing off road parking and access to the garage.

Outside rear

The rear garden is beautifully presented and incorporates a central artificial lawned garden with borders laid to paving slabs and chippings. The garden is enclosed by hedging and timber

fencing. Vegetable patch. Flower borders. Pedestrian access to the front. Outside water tap.

Utility

A useful Utility area with plumbing for washing machine. Walk way to the single garage with electric roller shutter doors. Gas combination boiler. Power and lighting.

A rare opportunity to acquire a link detached family home with driveway & garage with no onward chain!

Dulwich Gardens, is situated in a highly sought after area, an ideal location for those who appreciate a sense of community while still being close to all amenities. From charming local shops to beautiful parks and reputable schools, this area has everything you need for a comfortable lifestyle.

The interior of the house is light and well presented, with well proportioned rooms that are filled with plenty of natural light, creating a warm and inviting atmosphere. The detached nature of the property ensures privacy and a sense of exclusivity, making it a peaceful retreat with its perfect blend of tranquillity and convenience. The four bedrooms offer versatility, whether you need a home office, a playroom for the kids, or simply a cozy space to unwind.

The accommodation in brief comprises of: hall, cloakroom, lounge, dining room, kitchen/ breakfast room, landing, four bedrooms and bathroom. Outside is a useful utility area and the property further benefits from driveway, garage and a lovely enclosed rear garden.

For further information please contact Hern and Crabtree Pontcanna.

Front

Hall

The property is entered through a double glazed panelled door to the Hall. Textured ceiling. Coving to the ceiling. Radiator. Central heating thermostat control. Staircase rising to the first floor. Door giving access to the lounge, dining room, kitchen and ground floor cloakroom.

Cloakroom

A modern two piece suite in white comprising: WC and wash hand basin set into vanity unit with storage cupboards. Heated towel radiator. Walls are part tiled. Obscure glazed window to the front elevation. Textured ceiling. Tiled flooring.

Lounge

22'11" x 10'8"

A light and spacious principle reception room

with dual aspect having double glazed window to the front elevation and double glazed window and door to the rear giving access to the landscaped garden. Textured ceiling. Coving to the ceiling. Wall mounted gas fire. Two radiators.

Dining room 12'2" x 8'10"

A bright room with double glazed window to the rear elevation with aspect to the garden. Radiator. Textured ceiling. Coving to the ceiling. Door to understairs storage cupboard. Access to:

Kitchen/ breakfast room 10'11" x 8'8"

A contemporary style kitchen/ breakfast room fitted with a range of matching wall and base units with cupboards and drawers offering ample storage facilities with white high gloss doors and black

worktops over. One and a half bowl stainless steel sink drainer unit with mixer tap and instant hot water above. Built in electric oven and grill. Induction hob and chimney style extractor fan above. Plumbing for dishwasher. Space for fridge. Breakfast bar style unit. Double glazed windows to the side and rear elevations. Double glazed door to the side giving access to the garden. Radiator. Textured ceiling.

Landing

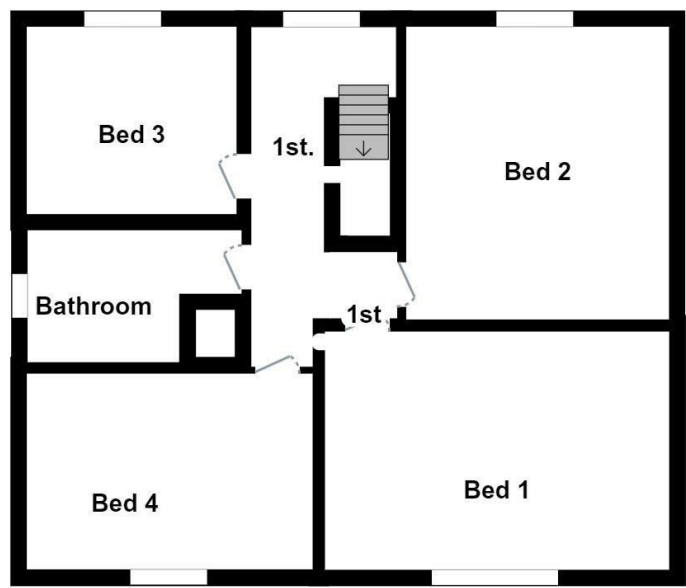
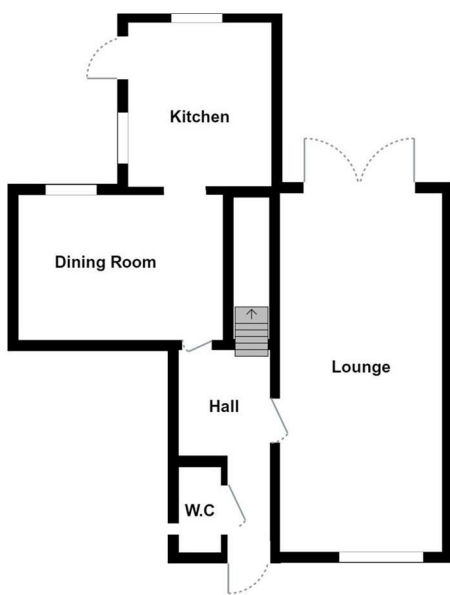
Textured ceiling. Access to the loft space. Double glazed window to the rear elevation. Built in storage cupboard. Doors to all bedrooms and bathroom.

Bedroom one 12'6" x 9'11"

A light principle bedroom. Double glazed window to the front elevation. Radiator.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

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



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.