

# Waterford Close

GRANGETOWN, CF11 8JN

**GUIDE PRICE £275,000**

**Hern &  
Crabtree**





# Waterford Close

A modern end-terrace home occupying a generous corner plot and situated in a great location in Grangetown.

Waterford Close, is within close proximity to a variety of amenities, including local shops, schools, and public transport links. The vibrant city centre is just a short walk away, offering a plethora of dining, entertainment, and leisure options.

The accommodation in brief comprises Porch, lounge/diner, utility, kitchen and a conservatory to the ground floor. The first floor hosts two bedrooms and a bathroom. An enclosed rear garden, a front forecourt garden and two designated parking spaces.

Please call Hern & Crabtree, Pontcanna for more information.



872.00 sq ft

#### Front

Front forecourt garden. Mature shrubs and trees. Two designated parking spaces.

#### Porch

Enter via a double glazed UPVC door to the front elevation. Door leading to:

#### Lounge/Diner

17'3" max x 12'8" max

Double glazed window to the front elevation. Coved ceiling. Radiator. Laminate flooring. Stairs rising up to the first floor.

#### Kitchen

12'5" max x 8'6" max

Double glazed UPVC door leading to the conservatory. Double glazed window offering natural light from the conservatory. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated double oven and grill. Stainless steel one bowl sink and drainer with mixer tap. Space for base fridge. Breakfast bar. Radiator. Laminate flooring.

#### Conservatory

12'11" max x 9'6" max

Double glazed UPVC French doors leading to the rear garden. Double glazed windows. UPVC roof. Power and light. Radiator. Ceramic tiled flooring.

#### Utility

8'7" max x 6'6" max

Double glazed obscure windows to the side elevation. W/C. Base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Radiator.

#### Landing

Stairs rise up from lounge/diner. Wooden handrail and spindles. Loft access hatch with light.

#### Bedroom One

10'7" max x 8'6" max

Double glazed window to the rear elevation. Fitted mirrored wardrobes. Radiator. Wood veneer flooring.

#### Bedroom Two

12'7" max x 8'4" max

Double glazed window to the front elevation. Radiator. Wood veneer flooring.

#### Bathroom

9'7" max x 5'5" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Bath with mixer tap. Shower quadrant with glass sliding door. Concealed gas combination boiler. Tiled flooring. Tiled walls. Heated towel rail.

#### Garden

Enclosed rear garden. Paved patio. Lawn area. Raised flower borders. Outside light. Cold water tap. Side return. Mature shrubs and trees.

#### Parking

Two designated parking spaces to the front aspect.

#### Additional Information

Freehold. Council Tax Band D (Cardiff). EPC rating C.

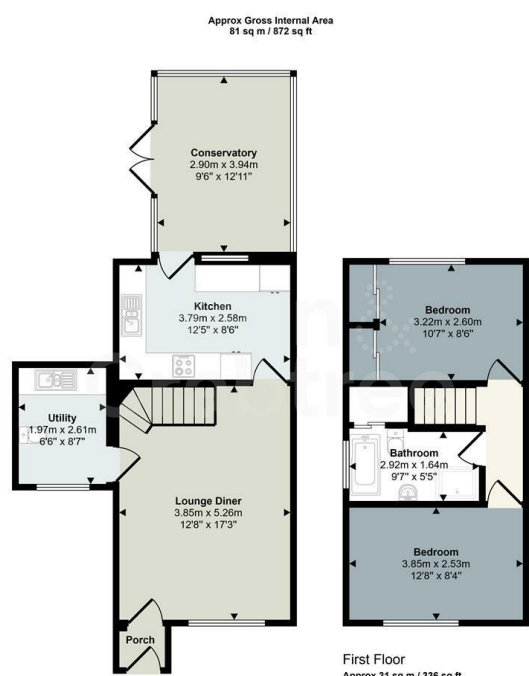
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Ground Floor  
Approx 50 sq m / 537 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(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



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