

# Dulwich Gardens

CARDIFF, CF5 1SE

**GUIDE PRICE £270,000**

**Hern &  
Crabtree**





# Dulwich Gardens

A delightful maisonette situated in the heart of the beautiful Dulwich Gardens and offered for sale with no onward chain.

This charming residence boasts two good size bedrooms, each offering a peaceful retreat. An additional third bedroom presents a wealth of possibilities—ideal as a dining room, study, or even an extra reception room to suit your needs.

The generous living room provides the perfect setting for relaxation or entertaining & access to a good size kitchen.

Perfectly positioned in the sought-after Dulwich Gardens, this flat places you just moments from all the vibrant local amenities. Enjoy leisurely coffee breaks at nearby cafés, peruse the fresh produce at the local market, or take a peaceful stroll through the lush parklands—everything you desire is just a stone's throw away in this wonderfully connected neighbourhood.

Sold with no onward chain.



# 774.00 sq ft

## Entrance

Enter via a double glazed door. Double glazed window offering natural light. Storage cupboard. Stairs rise up to the first floor.

## Hallway

Stairs rise up from the entrance. Radiator.

## Lounge

16'1" max x 10'10" max

Two double glazed windows. Coved ceiling. Radiator.

## Kitchen

10'4" max x 7'9" max

Two double glazed windows. Wall and base units with worktops over. One and a half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Space for further appliance. Gas combination boiler. Vinyl flooring.

## Cloakroom

W/C and wash hand basin. Tiled walls. Vinyl flooring. Extractor fan.

## Bedroom One

10'5" max x 9'4" max

Double glazed window. Radiator. Fitted wardrobes with sliding doors.

## Bedroom Two

10'10" max x 7'2" max

Double glazed window. Radiator.

## Bedroom Three/Dining Room

11'0" max x 9'11" max

Two double glazed windows. Radiator.

## Shower Room

8'2" max x 7'8" max

Wash hand basin. Double shower quadrant with fitted shower. Tiled walls. Vinyl flooring. Shaver point. Radiator.

## Garage & Parking

Garage. Parking available. Visitor parking available.

## Tenure

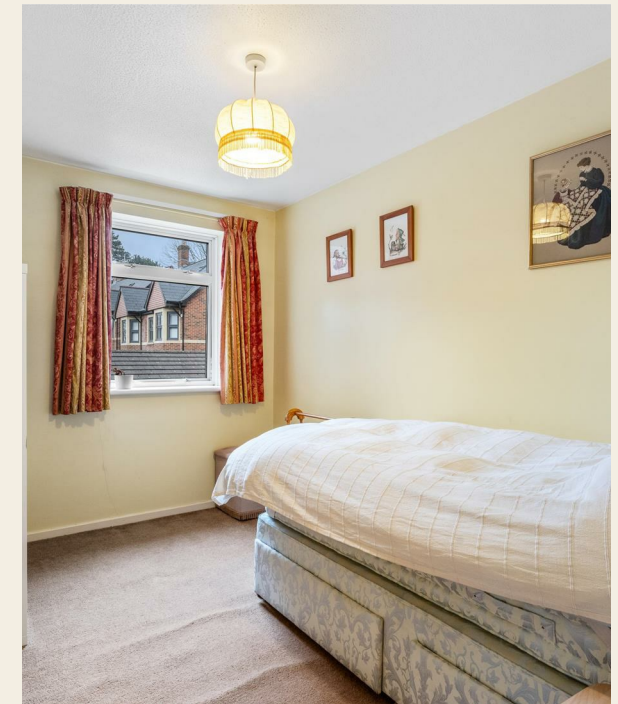
Share Of The Freehold. 999 year lease from 2015 with 989 years remaining. Owns a share of freehold so believed to be peppercorn ground rent. Annual Service and Maintenance Charges £1,113.25 - due on July 1st.

## Additional Information

Council Tax Band D (Cardiff). EPC rating B.

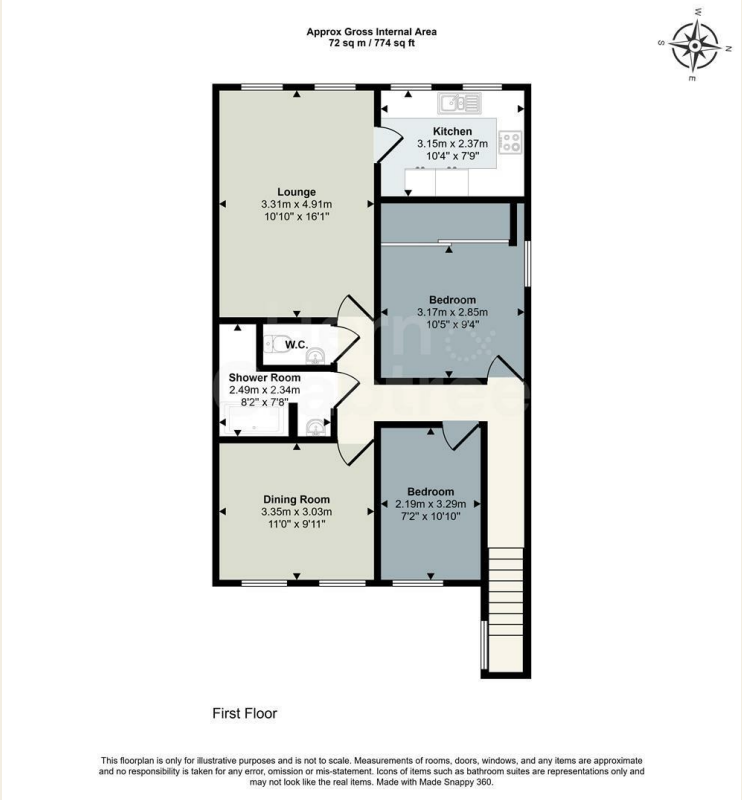
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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