



## Bartley Wilson Way, offers over £325,000

- Sought After Development
- Extended Property with Conservatory
- Beautifully Presented
- Allocated Parking with Drive and Garage
- Walking Distance to Local Amenities
- No-chain
- EPC Rating: C



3 2 1



## About the property

Located within the highly sought-after gated development of Bartley Wilson Way is this turn key semi-detached three-bedroom property situated within a quiet secluded secure cul-de-sac. Excellent location close to Leckwith Retail Park, Ninian Park Train Station, and well-regarded local schools. The property also offers easy access to Cardiff City Centre and the M4 motorway, making it perfect for commuters and families alike or excellent investment Opportunity for investors. Further benefitting from very energy efficient with low running costs. Internally the property comprises entrance hall, lounge, kitchen/dining area, conservatory and downstairs wc. To the first floor is master bedroom with ensuite, two further bedrooms and a family bathroom. To the rear/side of the property is a low maintenance south facing garden with side access. The property also benefits from driveway for off street parking and garage. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

16' 10" x 10' 10" ( 5.13m x 3.30m )

### Kitchen/Dining Area

16' 10" x 10' 2" ( 5.13m x 3.10m )

### Conservatory

11' 3" x 10' 4" ( 3.43m x 3.15m )

### Downstairs Wc



## Landing

### Master Bedroom

9' 9" x 10' 4" ( 2.97m x 3.15m )

### Ensuite

### Bedroom Two

8' 7" x 9' 4" ( 2.62m x 2.84m )

### Bedroom Three

8' 8" x 7' 2" ( 2.64m x 2.18m )

### Bathroom

### Rear Garden

## Floorplan



**Ground Floor**



**First Floor**

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