



Clearwater Way, Cardiff

offers over £330,000

- Council Tax Band - F
- Add your own stamp
- Three Bedrooms
- Garage with electric
- EPC Rating: E



 3  1  2



About the property

No onward chain. Situated within the popular residential area of Lakeside, and within the catchment area for Lakeside Primary and Cardiff High School is this nicely presented 3 family home. The accommodation comprises an entrance hall, and stairs to the 3 bedrooms. Local amenities include a range of shops, supermarket, and leisure facilities. The property has good access to road and motorway networks along with train and bus links.

Accommodation

Entrance

Enter the property into Porch with two storage cupboards, carpeted flooring and door leading into hallway

Hallway

With fitted Carpet , UPVC double glazed window to side aspect stairs, the first floor, landing radiator, under stairs storage cupboard and doors, leading to kitchen and lounge

Lounge

16' 3" x 11' 5" max (4.95m x 3.48m max)

Located to the front aspect of the property with UPVC double glazed windows to front, fitted carpet, radiator, gas fireplace and doors opening through to diner

Diner

9' 5" x 8' 5" (2.87m x 2.57m)

With fitted Carpet , UPVC double glazed windows to rear garden, radiator, and door leading into kitchen

Kitchen

11' 0" x 7' 0" (3.35m x 2.13m)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.