



Norrell Close

| Lansdowne Gardens, Canton | Cardiff | CF11 8DW

Hern and Crabtree

NORRELL CLOSE

Guide Price £369,995



sheds, gate and path to the side leading to the front.

We have been advised by the seller that the property is freehold.

Office/Study - Previously Single Garage

NB: Can Easily Convert back to a Garage. Enter via a Composite Door - Double glazed window to Side - Previously Used as a Recording Studio - Plenty of Power Points - Lighting - Sliding Door & Book Case separate Storage Area which houses a Tumble-Dryer Hatch to Insulated & Fully Boarded Loft which has Power Points & Lighting.

Front

Driveway to side, lawn, shrubs and flower borders.

Tenure and Additional Information

Tucked away in a peaceful cul de sac in the ever so popular Lansdowne Gardens is this three bedroom detached family home. Built by Redrow Homes in 2004, this property has been modernised and improved by the current owners creating modern open plan living.

The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge with double doors leading into the Kitchen/Diner to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Master and a family Bathroom. The property further benefits from a well maintained rear garden with a garage that has been converted into a studio/home office and off street parking for multiple vehicles.

Lansdowne Gardens is very popular with families as its located within the school catchment for Ysgol Gymraeg Treganna. There are plenty of local shops and amenities close by and offers good access links to and from Cardiff City Centre. Internal viewings are a must!

Entrance

Entered via a double glazed front door, stairs to the first floor with built in storage cupboard, wood laminate flooring.

Cloakroom

Double glazed window, fitted with w.c and wash hand basin, heated towel rail, extractor fan, wood laminate flooring.

Living Room

15'11 max x 10'7 max
Double glazed window to the front, radiator, coved ceiling, fireplace with surround, French doors leading into the dining room.

Kitchen/Diner

18'5 max x 10'4 max
Double glazed sliding patio door to the garden, double glazed window to the rear, wall and base units with work top over, five ring gas hob with cooker hood above

and integrated double oven and grill, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated full length and full length fridge, integrated washing machine, double glazed door leading out to side driveway.

The dining room has tiled floor, coved ceiling.

First Floor Landing

Stairs rise up from the entrance hall with wooden handrail, access to loft space, double glazed window.

Bedroom One

9'5 x 12'9
Double glazed window to the front, radiator, fitted wardrobes.

En Suite

Double glazed window to the side, shower with

plumbed shower, w.c and wash hand basin, shaver point and radiator.

Bedroom Two

11'1 max x 10'2 max
Double glazed window to the rear, radiator, recess for wardrobes.

Bedroom Three

10'7 max x 7'
Double glazed window to the rear, radiator.

Bathroom

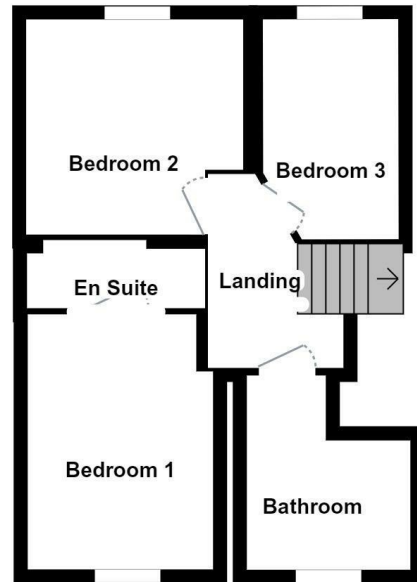
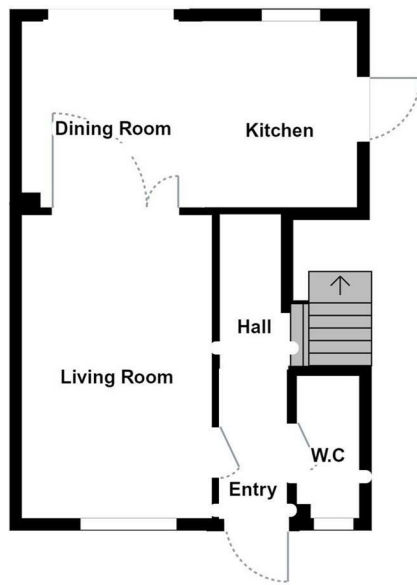
6'9 max x 8'1 max
Double obscure glazed window to the front, bath with plumbed shower and raindrop shower head, w.c and wash hand basin, shaver point, radiator, airing cupboard with hot water tank, part tiled walls, tiled floor.

Rear Garden

Enclosed rear garden, lawn, patio, mature fruit trees, timber framed storage



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		67
(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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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.