

Western Drive

GABALFA, CARDIFF, CF14 2SF

GUIDE PRICE £270,000

**Hern &
Crabtree**



Western Drive

A wonderful, extended three bedroom semi-detached house with a fantastic size garden with a garden room and off street parking, located in popular residential tree lined street with the Taff Trail on your doorstep. This homely property would make a perfect first time buy or a young family.

The light and spacious accommodation briefly comprises of: Entrance Hall, Lounge, Sitting Room with an archway leading into the Kitchen/Diner, Utility Area and Cloakroom to the ground floor. To the first floor are Three Good Size Bedrooms and a modern Family Bathroom. The property further benefits from a generous size rear garden with a brilliant garden room currently set up as a games area with a bar and off street parking for two cars to the front.

Western Drive is conveniently placed for the A470, M4, The Taff Trail, University Wales Hospital and walking distance to Whitchurch and Llandaff North Village. There are also local schools and all local amenities very close by. Internal viewings are highly recommended.



1576.00 sq ft

Entrance

Entered via composite front door into hall, stairs to the first floor with understairs storage, tiled floor.

Living Room

14'7 x 11'

Double glazed window to the front, radiator.

Sitting Room

18' x 9'11

Storage cupboard, radiator, laminate floor, archway to kitchen.

Kitchen

18'8 x 9'

Double glazed window to the rear and double glazed patio door to the rear, wall and base units with worktop over, a four ring gas hob with electric oven, one and a half bowl sink and drainer, radiator.

Utility

7'11 x 17'7

Base units with worktop over, radiator, combination boiler, tiled floor, door to the rear garden.

Cloakroom

10'3 x 3'7

Fitted with w.c and wash hand basin, laminate flooring.

Storage

4'2 x 12'11

Bike storage, door to the front.

First Floor Landing

Stairs rise up from hall, access to loft space, double obscure glazed window to the side, built in storage cupboard.

Bedroom One

11'11 x 11'

Double glazed window to the front, radiator, built in wardrobes, laminate floor.

Bedroom Two

8'9 x 11'6 max

Double glazed window to the rear, radiator, built in wardrobe, laminate floor.

Bedroom Three

9'3 x 8'

Double glazed window to the front, radiator, built in cupboard, laminate flooring.

Bathroom

5'6 x 9'7

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear Garden

Enclosed by brick wall, decked and lawn area, cold water tap, gate to the rear.

Games Room

21'6 x 11'11

Double glazed patio doors, power and light, laminate flooring.

Front

Driveway parking, fence to one side, lawn area.

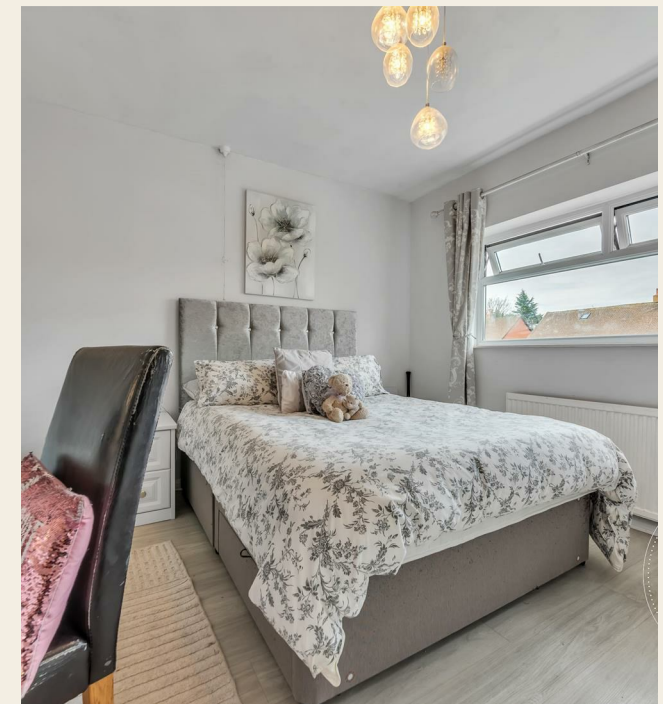
Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D.

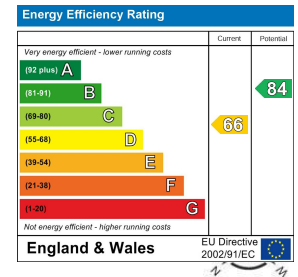
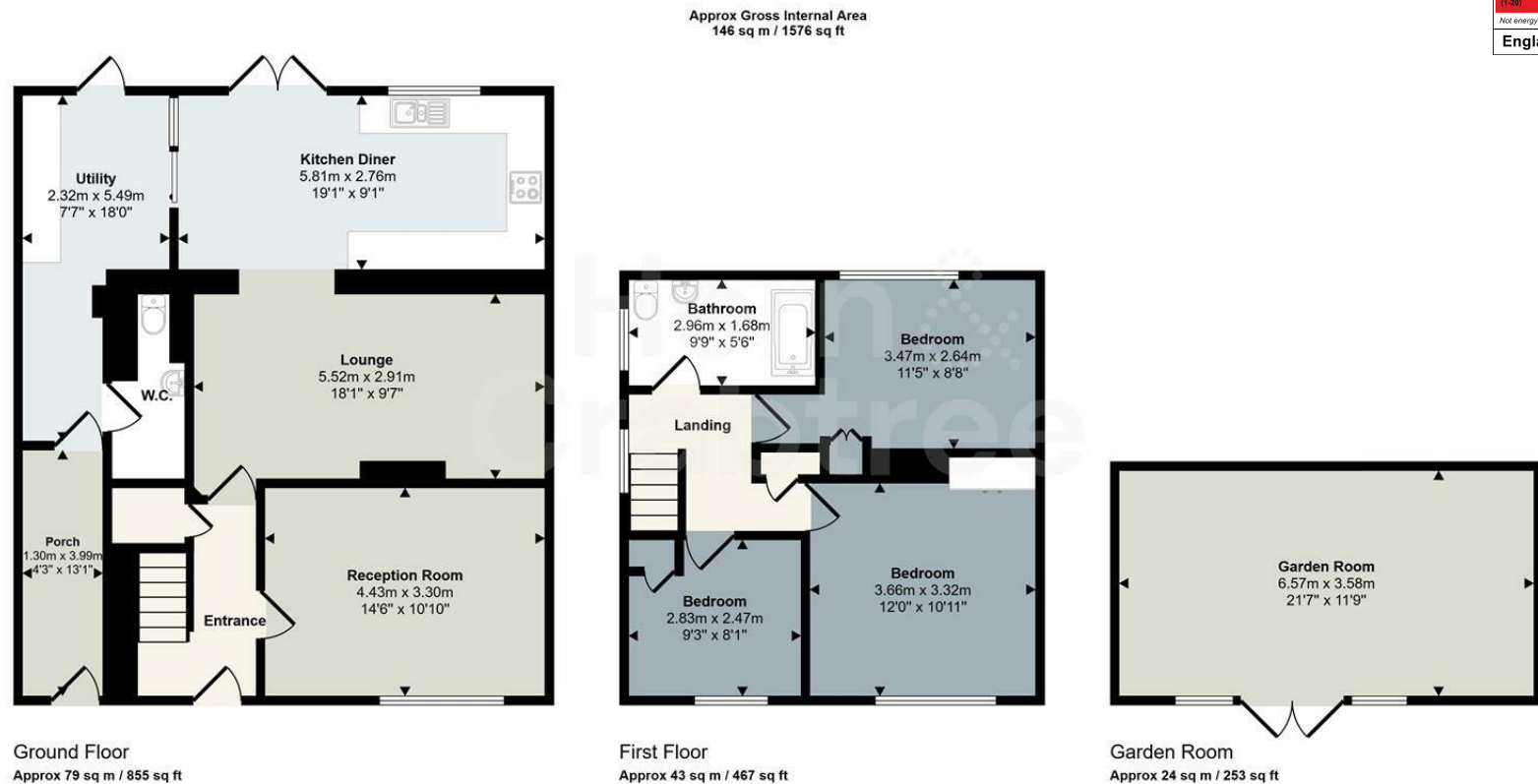
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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