

Western Drive

GABALFA, CARDIFF, CF14 2SF

OFFERS IN EXCESS OF £325,000

**Hern &
Crabtree**



Western Drive

This beautifully extended and much-improved three-bedroom semi-detached home is set on a fantastic corner plot, offering generous gardens to the side and rear, along with off-street parking for two cars at the front. Located on a popular tree-lined residential street with the Taff Trail right on your doorstep, this homely and spacious property is perfect for first-time buyers or young families looking for versatile living space in a highly convenient location.

The ground floor accommodation comprises a welcoming entrance porch leading into a bright entrance hall, a spacious lounge, and a separate dining room which opens through an archway into the kitchen. An extended sitting room at the side provides additional living space and includes a useful W.C. and access to a handy utility area.

Upstairs, the property offers three good-sized bedrooms and a modern family shower room. Stairs from the third bedroom lead up to a converted loft room, which benefits from its own en-suite, making it a flexible space for guests or a home office.

Externally, the property boasts a fantastic size garden that wraps around the side and rear, offering plenty of outdoor space for children to play or entertaining. There is also convenient off-street parking for two vehicles at the front.

Western Drive is ideally located for easy access to the A470 and M4, and is within close proximity to the University Hospital of Wales. The villages of Whitchurch and Llandaff North are within walking distance, providing a range of local shops, cafes, and amenities. The area also benefits from excellent local schools and public transport links.



1617.00 sq ft

Entrance

Entered via a composite door to into the porch.

Porch

Tiled floor. Coved ceiling. Double glazed windows to the front and side.

Hallway

Stairs to the first floor with understairs storage cupboard. Tiled flooring. Glazed window into the living room. Radiator.

Sitting Room

Tiled floor. Coved ceiling. Double glazed patio doors leading out to one of the gardens. Double glazed window to the front.

W/C

Double glazed window to the side, w/c and wash hand basin. Extractor fan. Continuation of tiled flooring.

Utility Room

Wall units with laminate worksurface. Stainless steel sink and drainer. Space and plumbing for washing machine. Door to the side leading out to the second garden.

Living Room

Double glazed window to the front. Coved ceiling. Radiator. Wooden flooring. Wood burner with wooden mantle and slate hearth. Archway to dining room.

Dining Room

Double glazed patio doors out to the garden. Radiator. Coved ceiling. Wood flooring.

Kitchen

Double glazed window to the rear. Coved ceiling. Spotlights. The kitchen is fitted with base units and worksurfaces. Tiled splashback. Ceramic sink and drainer. Integrated four ring gas hob and electric oven. Space for fridge and dishwasher. Radiator.

FIRST FLOOR

Landing

Obscure double glazed window to the side. Wooden banister. Storage cupboard.

Bedroom One

Double glazed window to the front. Radiator. Picture rail. Fitted cupboard.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling. storage cupboard.

Bedroom Three

Double glazed window to the front. Radiator. Coved ceiling. Stairs to the second floor.

Shower Room

Obscure double glazed window to the side. Shower, w/c and wash hand basin. Fully tiled walls and tiled floor. Heated towel rail.

SECOND FLOOR

Loft Room

Double glazed windows to the side. Two radiators. Storage into the eaves. Door to en-suite.

En-suite

Shower, w/c and wash hand basin. Heated towel rail. Part tiled walls and floor.

OUTSIDE

Front Garden

Off street parking. Slate chippings.

Front Second Garden (corner)

Low rise brick wall. Lawn area with raised decked sitting area. Paved patio. Shed. Wooden gate leading to the front. Cold water tap.

Rear Garden

Large decked sitting area. Steps down to a paved garden. Shed to the rear.

Tenure and Additional Information

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

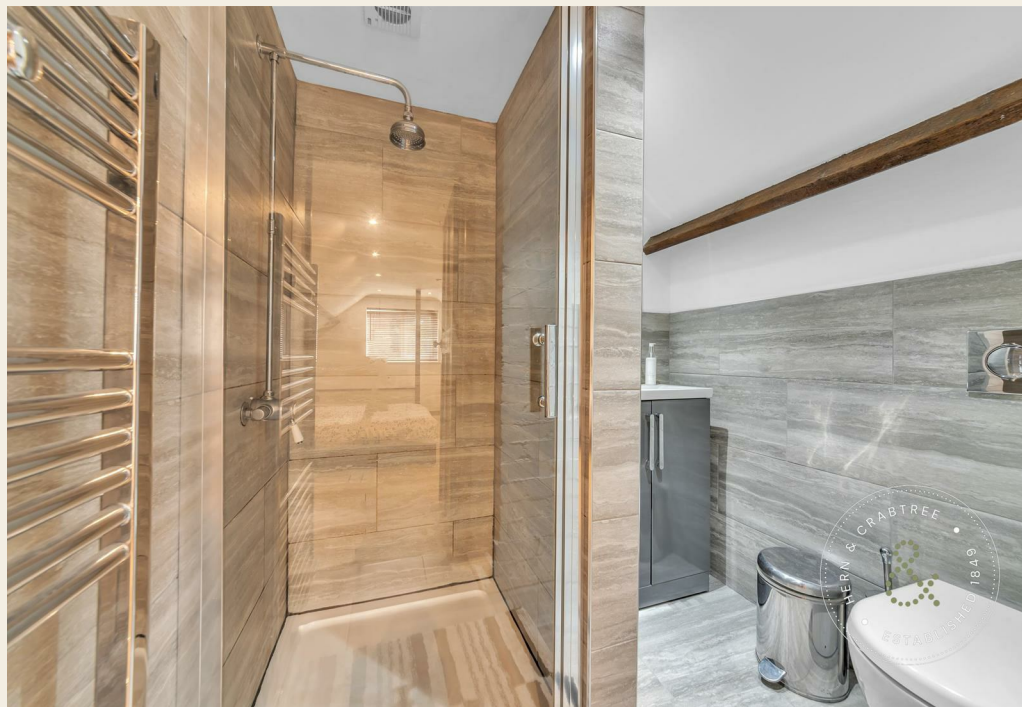
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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