



31 Burdons Close, Cardiff CF5 6FE £540,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

This beautiful detached dwelling constructed by Redrow in approx 2016 this property is situated on the outskirts of the village. Conveniently located near Cardiff city centre, the M4 motorway, and the stunning Vale of Glamorgan. Easy access to a variety of leisure activities, beautiful beaches, and scenic walks.

The spacious dual aspect living room is perfect for relaxing evenings or entertaining guests. The open plan kitchen and dining room is a versatile space. To the first floor, four well-appointed bedrooms, including the main bedroom with its own en-suite for that touch of luxury.

Outside, the property boasts gardens to the front, side, and rear, offering plenty of space for outdoor activities or simply enjoying the fresh air. The driveway provides ample off-road parking, while the garage adds convenience and extra storage space.

With gas central heating and uPVC double glazing, this home is not only inviting but also energy-efficient.



Front

Double driveway, garage, gated side access lawn flowerbeds shrubs trees a composite double glazed obscured glass door into hallway.

Hallway

Smoothly plastered ceiling smoothly plastered walls Amtico flooring stairs rising under stairs storage radiator doors leading to lounge and kitchen/ dining room.

Lounge

17'2 x 10'10 (5.23m x 3.30m)

Smoothly plastered ceiling smoothly plastered walls, continuation of Amtico flooring UPVC double glazed bay window overlooking the front and a radiator.

Kitchen/ Dining Room

21'10 x 12'2 (6.65m x 3.71m)

Smoothly plastered spotlighted ceiling smoothly plastered walls Amtico flooring UPVC double glazed window UPVC double glazed French doors leading to the garden.

Wall units base units, Silestone worktops Smeg integrated eyelevel double electric oven Smeg four burner gas hob, an extractor over integrated dishwasher integrated tall fridge freezer and two bowl stainless steel sink storage cupboard, radiator and door leading to the garage.

Utility Room

6'7 x 5'10 (2.01m x 1.78m)

Smoothly plastered spotlighted ceiling smoothly plastered walls, base unit Silestone worktops stainless steel sink space tumble dryer and washing machine Amtico flooring radiator and a composite double glazed obscured glass door leading to the garden.

Cloakroom

6' x 3'1 (1.83m x 0.94m)

Smoothly plastered spotlighted ceiling smoothly plastered walls Amtico flooring UPVC double glazed obscured glass window to the side, close coupled cistern toilet corner wash hand basin and a radiator.

Landing

Smoothly plastered ceiling smoothly plastered walls attic hatch giving loft access (professionally boarded) carpet doors leading to 4 bedrooms, family bathroom, airing cupboard and a radiator.

Bedroom 1

14'10 x 10'10 (4.52m x 3.30m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed bay window overlooking the front radiator and a built-in sliding door wardrobes.

En-Suite Shower Room

7'3 max x 6'5 (2.21m max x 1.96m)

Smoothly plastered spotlighted ceiling extractor floor-to-ceiling ceramic tiled walls and floor UPVC double glazed obscured glass fire escape window to the front, close coupled cistern toilet vanity unit wash hand basin bifold sliding door mains pressure shower and a chrome towel rail radiator.

Bedroom 2

13'5 x 9'11 (4.09m x 3.02m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet UPVC double glazed window overlooking the front radiator and a built in triple wardrobe.

Bedroom 3

12' x 10'9 (3.66m x 3.28m)

Smoothly plastered ceiling smoothly plastered walls fitted carpet radiator UPVC double glazed window overlooking the rear with views of the field and further woodland.

Bedroom 4

9'11 x 9'9 (3.02m x 2.97m)

Smoothly plastered ceiling smoothly plastered walls, fitted carpet UPVC double glazed window with same views and a radiator.

Family Bathroom

7'9 x 6'9 (2.36m x 2.06m)

Smoothly plastered spotlighted ceiling and extractor fan, floor-to-ceiling Porcelanosa ceramic tiled walls and floor UPVC double glazed obscure glass window to the rear, close coupled cistern toilet contemporary wash hand basin and a bath with a mains pressure shower over and a chrome towel rail radiator.

Rear

Patio area flowerbed shrubs raised flowerbeds laid lawn pergola side gated access.

Garage

Garage with light and power and a wall gas central heating boiler.

COUNCIL TAX

Council tax band G

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is G. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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