



42 Seager Drive, CF11 7QA
£320,000

Located on Seager Drive in Cardiff, this modern living 3-bedroom townhouse is a gem waiting to be discovered. To the ground floor you have an inviting hallway with stairs to all floors, a convenient downstairs shower room, and utility room which adds practicality to daily chores and third bedroom or Office Space. To the first floor you will find a fitted kitchen with room for dining. One of the highlights of this townhouse is the spacious L shaped reception room perfect for entertaining guests or relaxing with your family, complete with French doors and a Juliette balcony overlooking the rear garden. To the 2nd floor 2 bedrooms with the main bedroom with a walk-in en suite and additional shower room.

With an integrated garage and driveway, parking will never be an issue. The property also offers easy access to a whole host of amenities, including coffee shops, eateries, shops, and gyms. For nature lovers, the nearby Taff Trail and Cardiff Bay Waterfront provide the perfect escape.

HALLWAY

Downstairs Shower Room 5'10" x 5'10" (1.8m x 1.8m))

UTILITY ROOM/ LAUNDRY ROOM 11'5" x 5'2" (3.48m x 1.59m)

f.

BEDROOM 3 /OFFICE SPACE 8'1" x 12'5" (2.47m x 3.81m)

STAIRS TO FIRST FLOOR

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KITCHEN/BREAKFAST ROOM 13'8" x 8'2" (4.18m x 2.49m)

L SHAPED LOUNGE/DINER 18'0" x 17'8" (5.51m x 5.4m)

LANDING WITH STAIRS TO SECOND FLOOR

Shower Room

BEDROOM 2 12'3" x 8'2" (3.75m x 2.5m)

MAIN BEDROOM 14'8" x 11'0" (4.48m x 3.37m)

EN SUITE

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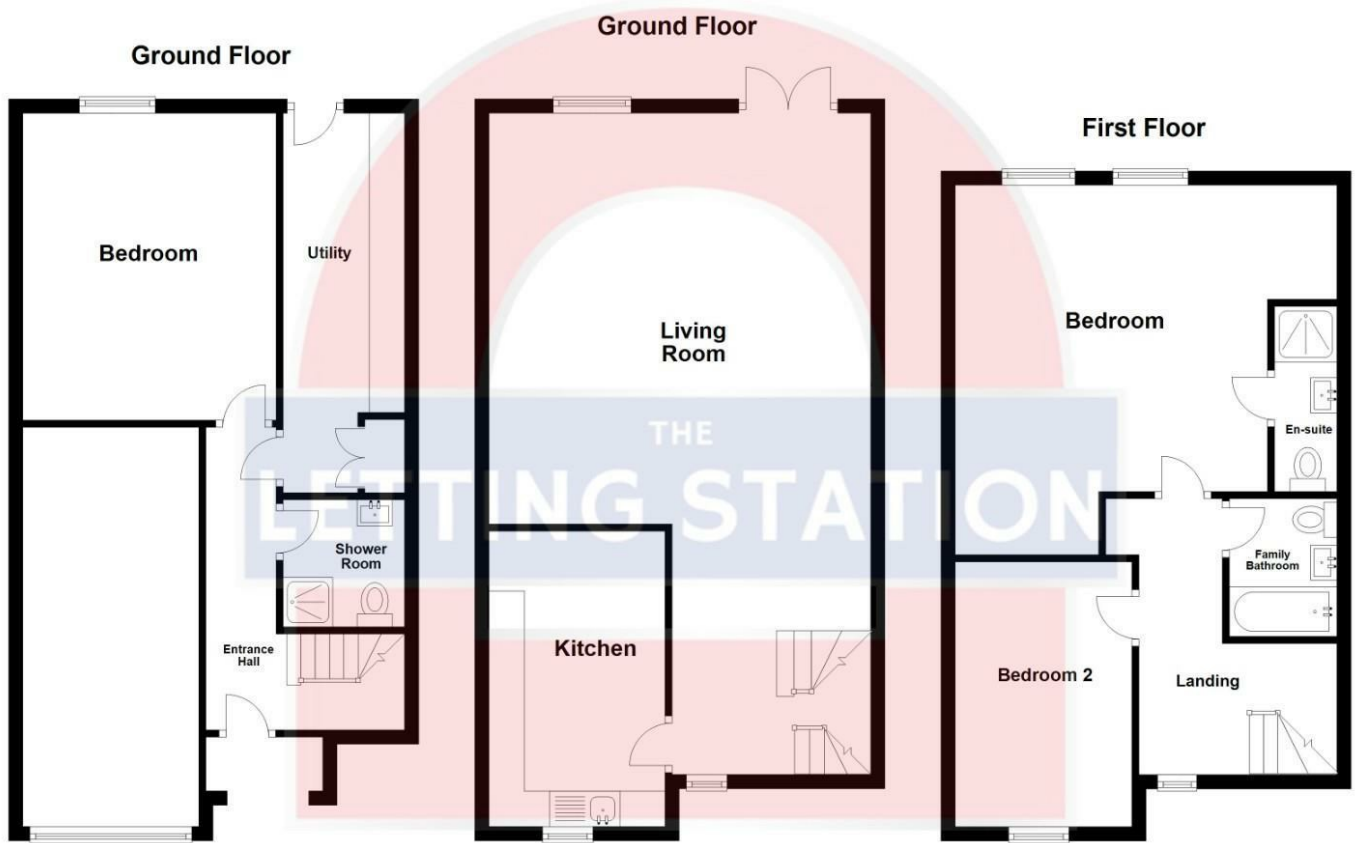
OUTSIDE FRONT AREA

REAR GARDEN

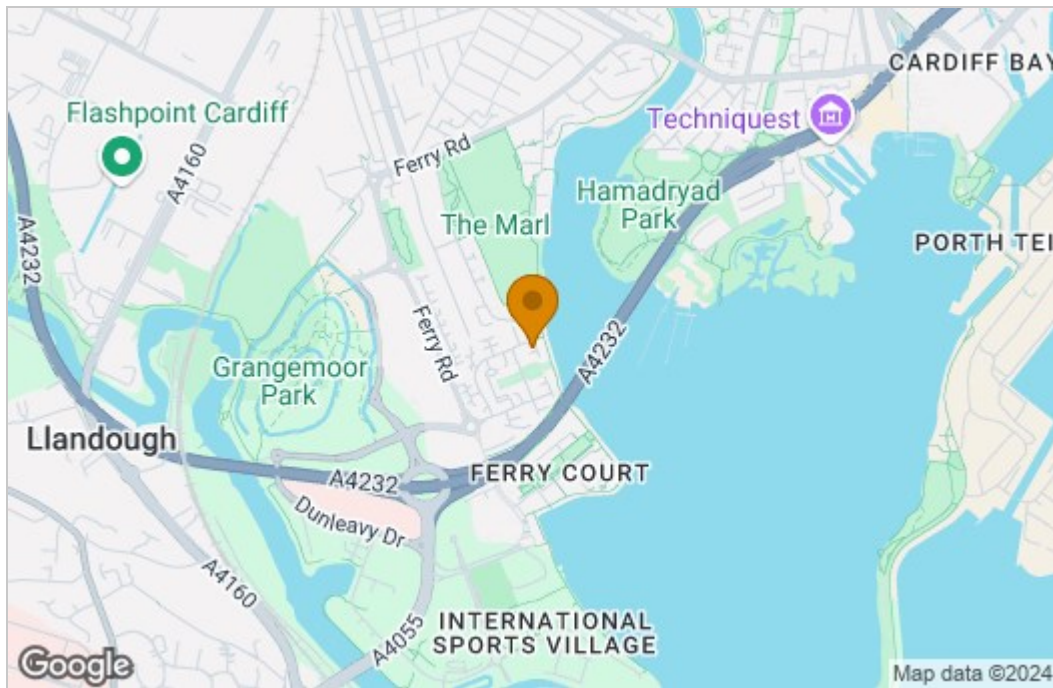
SERVICE CHARGE

We have been advised that there is a current service charge for residing in this area which will need to be verified with solicitors.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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