



**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

,

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

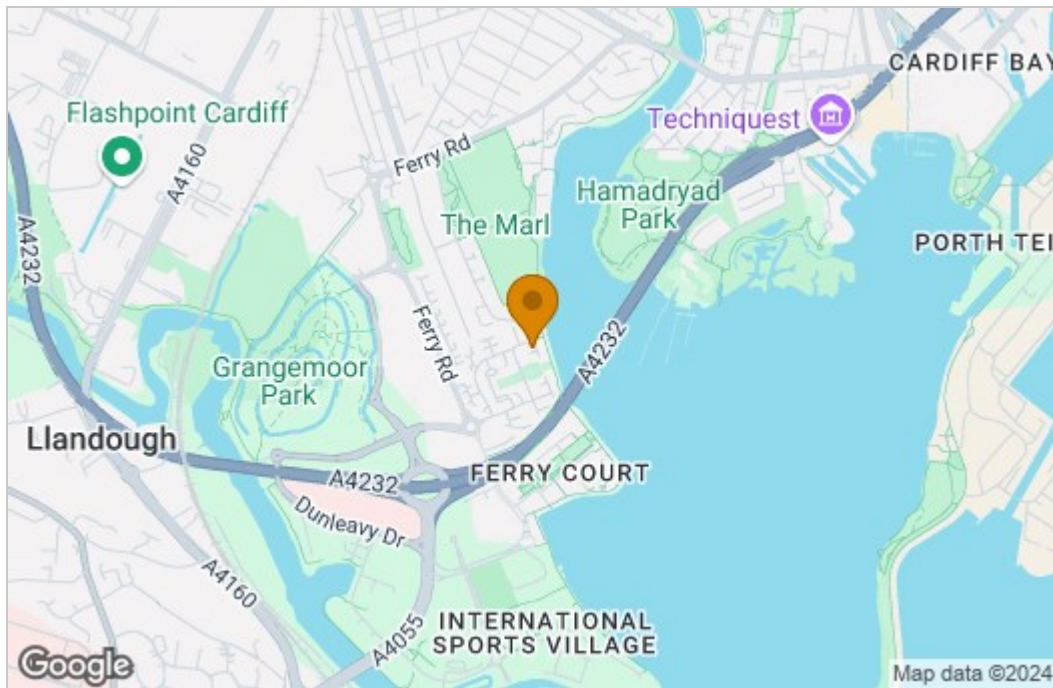
## SERVICE CHARGE

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

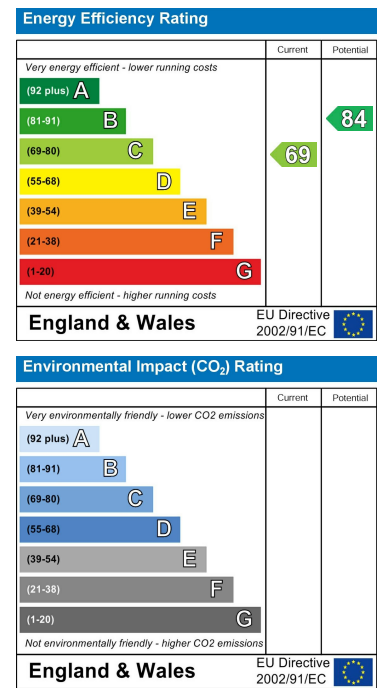
# Floor Plan



# Area Map



# Energy Efficiency Graph



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