



# THE PERFECT PROPERTY PLATFORM

42 Seager Drive, Cardiff - CF11 7QA

[thesalesstation.co.uk](http://thesalesstation.co.uk)





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Entrance Porch

Entrance door and door leading to:

### Sitting Room

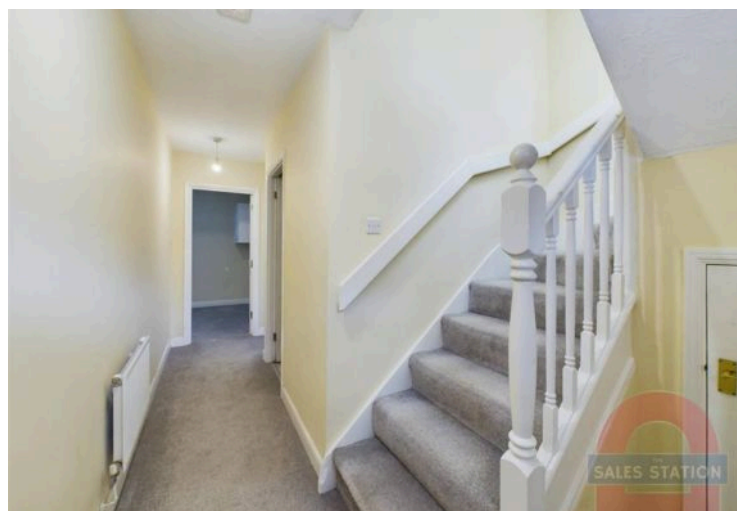
17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

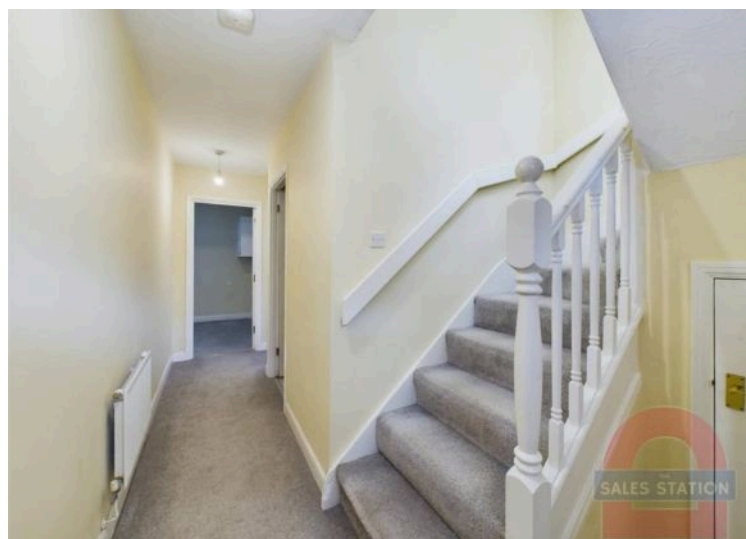
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing









## GARDEN

Front & Rear Garden with Driveway





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1223.75 ft<sup>2</sup>  
113.69 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

You can include any text here. The text can be modified upon generating your brochure.



# WHAT ARE YOU WAITING FOR?

You can include any text here. The text can be modified upon generating your brochure.

## BOOK A VIEWING

## SCAN ME

