

Bartley Wilson Way,
Leckwith,
Cardiff, CF11 8EN



Estate Agents and
Chartered Surveyors

Asking Price Of

£285,000



End Terraced House

3

2

3

1

Property Description

****IMMACULATE END TERRACED HOUSE* PRIME LOCATION****
MGY are proud to present for sale a superb three bedroom, end terraced house, located on a unique development in Bartley Wilson Way. Close to Cardiff City Stadium and excellent transport links. The spacious accommodation comprises of entrance hall, lounge, modern kitchen/diner, doakroom, three bedrooms, master with en-suite and bathroom. The freehold property further benefits from an allocated parking space and garage, a low maintenance rear garden, gas central heating and double glazing throughout. Early viewing advised to avoid disappointment.

Tenure Freehold

Council Tax Band E

Floor Area Approx 818 sq. ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via composite front door with obscure glass top panel. Wooden flooring. Wall mounted radiator. Doors leading to lounge, kitchen/diner, downstairs cloakroom plus two storage cupboards, one housing washing machine.

LOUNGE

15' 1" x 13' 11" (4.61m x 4.25m)
Double glazed uPVC sliding glass doors leading to the private rear garden. Great sized neutrally decorated living space. Wooden flooring. Wooden mantle. Wall mounted radiator. TV Aerial point. Telephone point.

KITCHEN

8' 0" x 14' 11" (2.46m x 4.55m)
Large double glazed uPVC window to front aspect. Tiled flooring. Modern fitted kitchen, with contrasting worktops and stainless-steel sink double sink and drainer with mixer tap over. Integrated oven, Smeg microwave and four ring gas hob, with stainless steel extractor hood over and tiled splash back. Integrated fridge freezer and dishwasher. Multiple power outlets. Extractor fan. Space for dining table.

WC

3' 2" x 6' 2" (0.97m x 1.90m)
A contemporary neutral two piece suite, comprising of wall mounted wash hand basin and W.C. Vinyl flooring. Wall mounted radiator and mirror. Double glazed uPVC obscure window to front aspect.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring. Doors leading to all three bedrooms and bathroom. Storage cupboard, housing hot water tank and boiler. Access to loft space, which is boarded and insulated.

BEDROOM ONE

8' 0" x 10' 5" (2.46m x 3.18m)
Double glazed uPVC window to rear aspect. Double bedroom with ample natural daylight. Carpeted flooring. Wall mounted radiator. TV Aerial point. Multiple power outlets. Large built in wardrobe, with sliding doors. Door leading to en-suite:

EN-SUITE

8' 0" x 6' 8" (2.46m x 2.04m)
Large modern en-suite, accessed from bedroom one. Contemporary three piece suite, comprising of walk in shower with glass doors and mains shower over, wall mounted wash hand basin and W.C. Vinyl flooring. Heated towel rail.

BEDROOM TWO

8' 0" x 9' 7" (2.46m x 2.93m)
Double glazed uPVC window to front aspect. Double bedroom with ample natural daylight. Carpeted flooring. Multiple power outlets. Wall mounted radiator.

BEDROOM THREE

7' 0" x 7' 1" (2.14m x 2.16m)
Double glazed uPVC window to front aspect. Carpeted flooring. Spacious single bedroom. Multiple power outlets. Wall mounted radiator.

BATHROOM

7' 0" x 6' 2" (2.14m x 1.90m)
Double glazed uPVC window to front aspect. Vinyl flooring. Part tiled walls. Wall mounted wash hand basin, with mixer tap over. Panelled bath, with mains shower over and glass shower screen. WC. Heated towel rail.

OUTSIDE

REAR GARDEN

Low maintenance rear garden, with ample sun. Laid to lawn with paved pathway. Fence and brick wall surround. Accessed from the lounge. Door leading to private lane with access to an allocated parking space and garage. Lean to area with outside tap and shed. Power outlets and lighting.

GARAGE

Private garage with up and over door

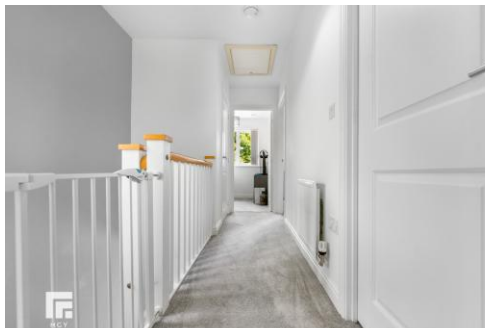
PARKING

One allocated parking space

TENURE

MGY are advised that the property is freehold. Service charges approx. £200 per annum, which includes maintenance of the communal grounds and secure gated access to the development.

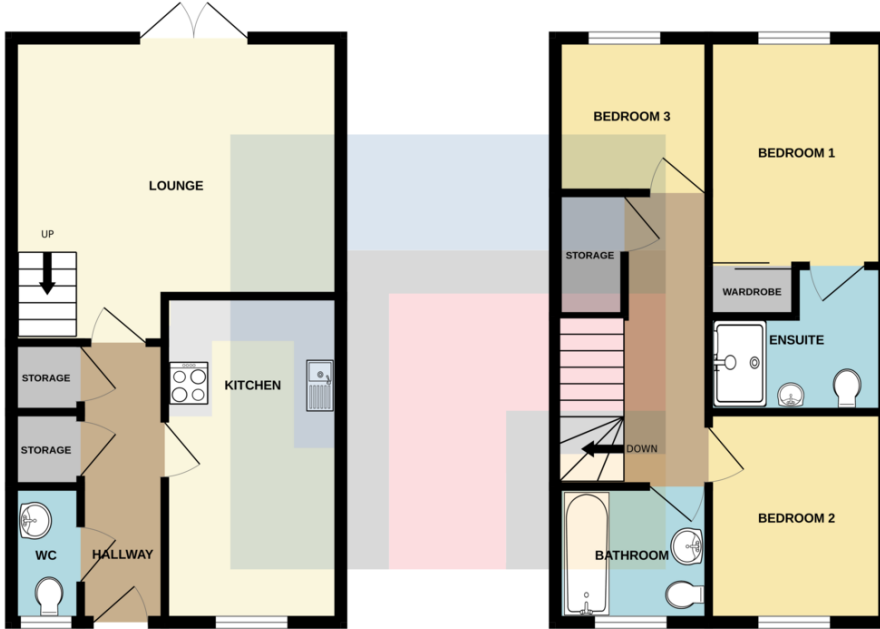
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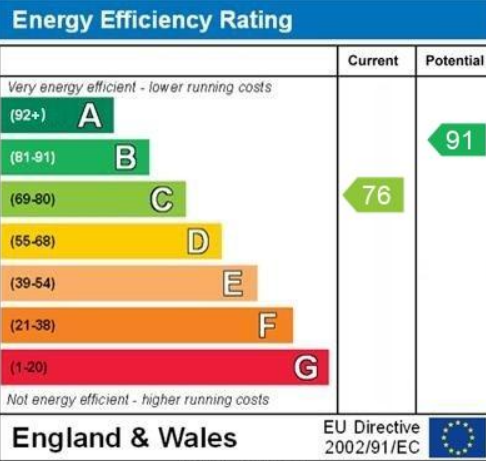
GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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