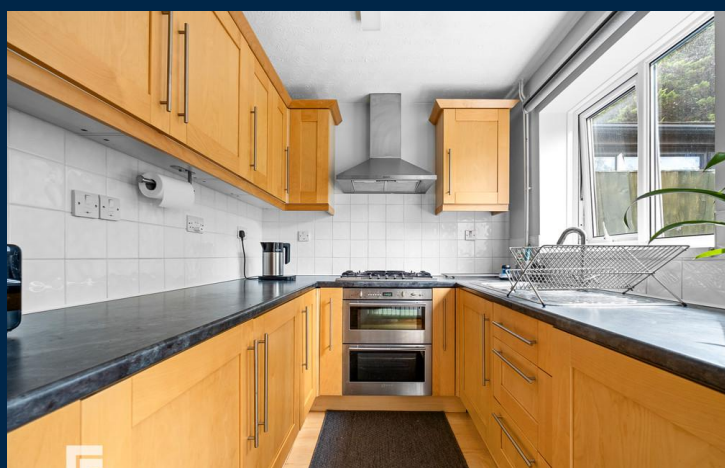




CRAIGLEE DRIVE
ATLANTIC WHARF
CARDIFF CF10 4BN

ASKING PRICE OF
£250,000



SEMI-DETACHED HOUSE



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****RARELY AVAILABLE* NO CHAIN**** An opportunity to acquire a two bedroom semi detached house, which is conveniently located in Atlantic Wharf, with easy access to the City Centre and Cardiff Bay. The accommodation comprises of entrance hall, living room, separate kitchen, two double bedrooms and a modern family bathroom. The property further benefits from double glazing throughout, gas central heating and large rear south West facing garden. There is also a large driveway, with space for two cars and a garage. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 603 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via uPVC door with inset double glazed obscure leaded panels. Laminate wood effect flooring. Large storage cupboard. Doors leading to living room and kitchen.

LIVING ROOM

14' 0" x 11' 5" (4.28m x 3.50m)
Double glazed uPVC windows to front. Pendant and wall mounted lights. Laminate wood effect flooring. Wall mounted radiator. Coving. Space for dining. TV and telephone point.

KITCHEN

11' 5" x 7' 7" (3.49m x 2.33m)
Double glazed uPVC windows to rear and a double glazed uPVC door leading to large rear garden. Ample natural daylight. Laminate wood effect flooring. Part tiled walls. Fitted wall and base units across three walls with work surfaces incorporating stainless steel sink and drainer with mixer tap over. Built in oven and Neff five ring gas hob, with extractor hood over. Integrated dishwasher and fridge/freezer. Wall mounted radiator.

FIRST FLOOR LANDING

Double glazed uPVC window to side. Carpeted flooring. Access to insulated and part boarded loft. Doors leading to bedrooms and bathroom.

BEDROOM ONE

11' 6" x 10' 0" (3.52m x 3.05m)
Double glazed uPVC windows to front. Carpeted flooring. Fitted cupboards and wardrobes across one wall. Wall mounted radiator. Picture rail. Pendant light.

BEDROOM TWO

11' 5" x 7' 1" (3.49m x 2.17m)
Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Door to storage cupboard. Wall mounted radiator.

SHOWER ROOM

8' 4" x 5' 2" (2.55m x 1.58m)
Vanity enclosed wash hand basin with mixer tap over and wall mounted mirror. W.C. Shower cubicle with mains powered shower over. Laminate wood effect flooring. Extractor fan. Heated towel rail. Shaver point. Spotlights.

OUTSIDE

Front - Laid to lawn. Large driveway, with space for two cars and access to garage.

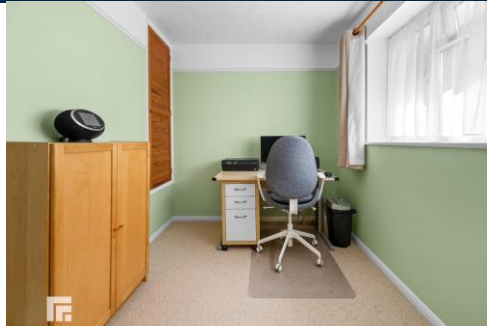
Rear - Large South West facing rear garden, with ample sun all day. Laid to lawn, with partly decked areas. Fence surround, with planted areas.

GARAGE

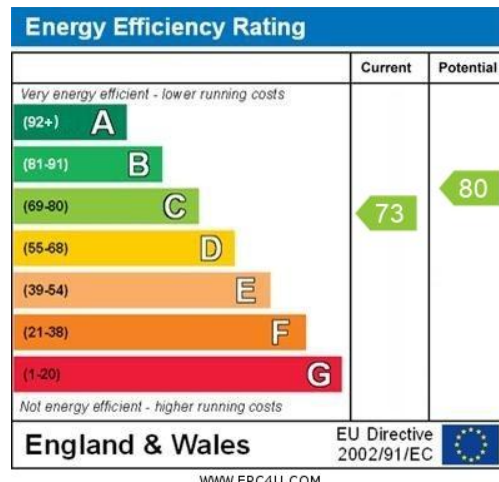
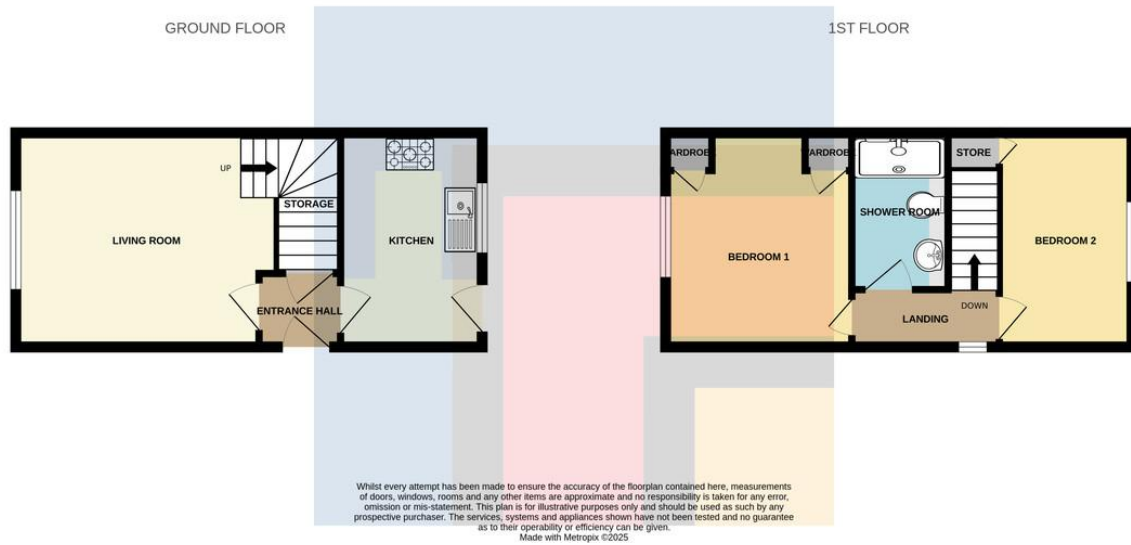
Up and over door, with power and lighting.



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