

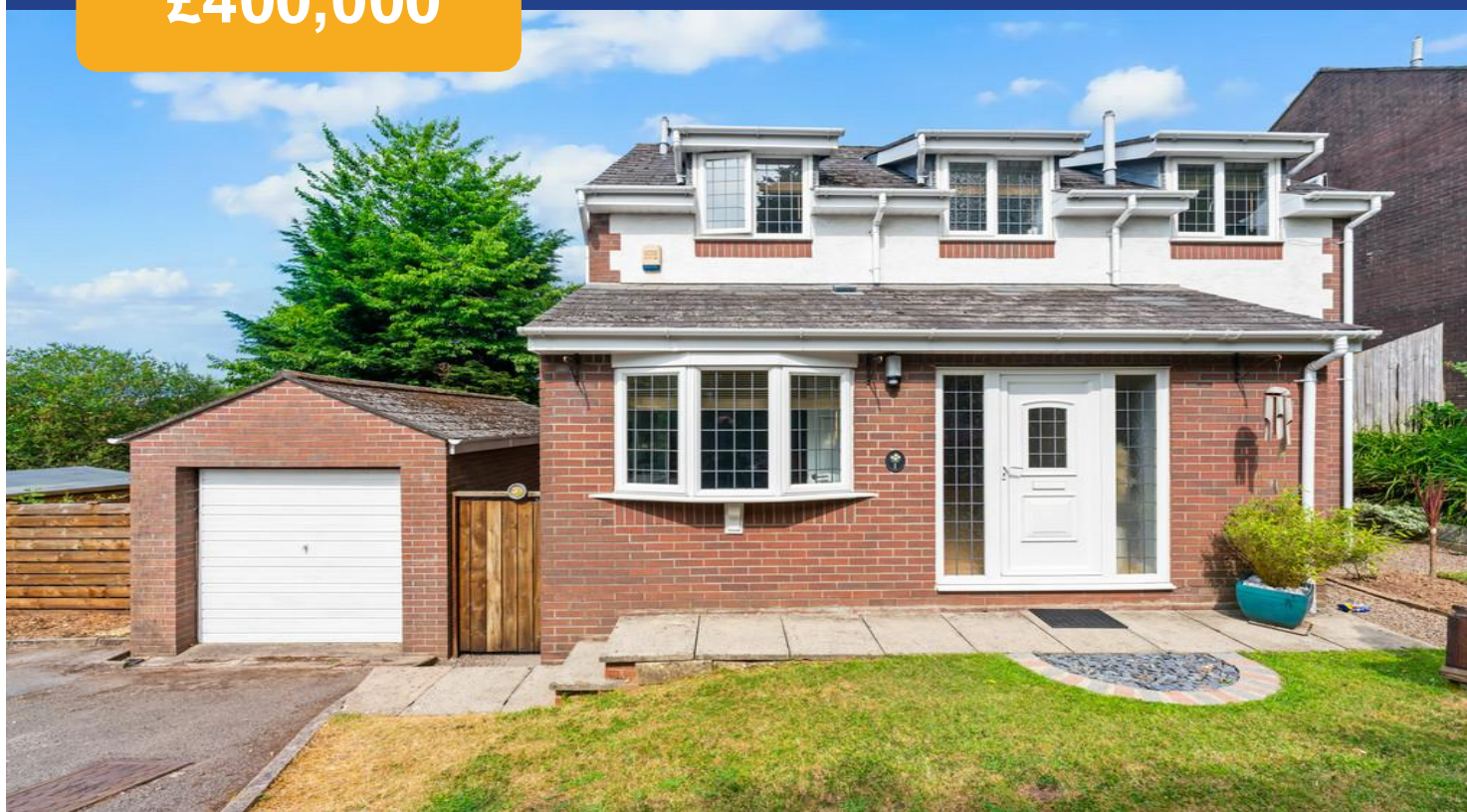
1 Camelia Court, Waterhall Road, Cardiff, CF5 3LW



Estate Agents and
Chartered Surveyors

Asking Price Of

£400,000



Detached House



Property Description

**** LARGE FOUR BEDROOM DETACHED ** BEAUTIFUL REAR GARDEN ** LARGE DRIVEWAY AND DETACHED SINGLE GARAGE **** A bright and spacious four bedroom detached family home in a convenient location, close to transport links and local amenities. Spacious entrance hallway with storage cupboard, cloakroom, large lounge with patio doors to rear garden with fitted shutters, dining room, sitting room, modern fitted kitchen with integrated appliances and large 'Rangemaster' cooker. To the first floor are four bedrooms, principal quality ensuite shower room and a separate family bathroom. Gas central heating, double glazing. West facing, delightful rear garden with paved patio and lawn, driveway to front and detached single garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,117 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular suburb of Fairwater with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the spacious entrance hallway, glass panelled staircase to first floor, quality laminate flooring, under stairs storage cupboard and radiator.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below, window to side and tiled flooring.

SITTING ROOM

12' 1" x 8' 5" (3.70m x 2.57m)
With deep silled bay window, radiator.

LOUNGE

15' 5" x 15' 3" (4.72m x 4.67m)
An excellent sized principal reception with patio doors to rear garden, fitted wooden shutters, laminate flooring, radiator. Opening to dining room.

DINING ROOM

11' 4" x 8' 5" (3.46m x 2.57m)
With window and fitted shutters to rear, laminate flooring and ample space for large family dining room. Door to kitchen and radiator.

KITCHEN

10' 7" x 8' 9" (3.23m x 2.69m)
Appointed along four sides in woodgrain effect panelled fronts with chrome bar handles beneath round nosed laminate worktop surfaces, inset

stainless steel sink with side drainer, integrated slim line dishwasher, integrated fridge, integrated freezer, integrated washing machine, 'Rangemaster' cooker to remain, cooker hood above, worktop breakfast bar area, quality tiled flooring, matching range of eye level wall cupboards, wall tiling to splash back areas, door to side and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising glass panelled single flight staircase leading to the central landing area, access to roof space.

BEDROOM ONE

13' 6" x 10' 7" (4.14m x 3.24m)
Overlooking the rear garden, a good sized principal bedroom, laminate flooring, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash hand basin with storage below, shower cubicle with twin chrome shower, tiled flooring, full wall tiling, obscure glass window to side, extractor fan, recessed spotlights and chrome heated towel rail.

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.2m)
Aspect to rear, enjoying views over the rear garden, a second double bedroom, laminate flooring, radiator and airing cupboard housing the Worcester combi gas central heating boiler.

BEDROOM THREE

11' 6" x 7' 0" (3.51m x 2.15m)
Overlooking the entrance approach, a good sized third bedroom, radiator.

BEDROOM FOUR

7' 10" x 7' 8" (2.40m x 2.35m)
Aspect to front, radiator and over stairs storage cupboard.

FAMILY BATHROOM

8' 0" x 6' 2" (max) (2.45m x 1.90m)
Quality white suite comprising low level wc, wash hand basin, panelled bath, wall tiling to half height, quality travertine tiled flooring, recessed spot lights, obscure glass window to front and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a delightful westerly aspect with large paved patio leading onto a shaped area of lawn, timber fence and hedgerow to boundaries. Continuing to side with further paved area, access to shed and gate to side giving access to front. Timber shed, potting shed. Outside tap.

FRONT GARDEN

Large driveway to front with parking for numerous cars, in and out driveway with right of access shared with neighbouring properties but rarely used as such. Area of lawn, pathway to front and gates to side leading to rear garden.

GARAGE

19' 2" x 9' 3" (5.86m x 2.82m)
Detached single garage with up and over access door, pedestrian door to rear, power and lighting.

ADDITIONAL INFORMATION

It has been discussed with the neighbouring property that part of the garden behind could be purchased from the neighbour by separate negotiation.

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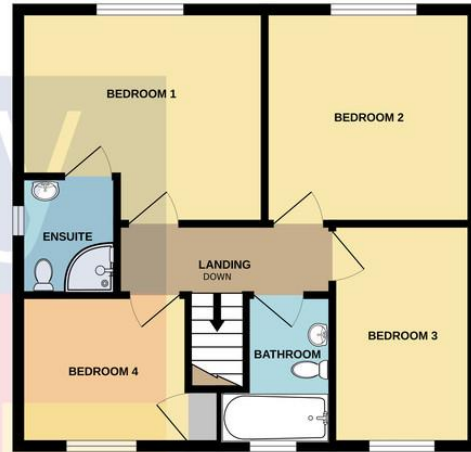


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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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