

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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BARTLEY WILSON WAY  
CANTON

# BARTLEY WILSON WAY

CANTON, CF11 8EP - £250,000

A very well presented semi detached house located on the popular, gated Bartley Wilson Development in Canton. Formally the old Cardiff City Football Stadium this development comprises of some 230 other dwellings and is ideally located with excellent amenities such as Leckwith retail Park and Canton High Street being just a short stroll away. The property has been meticulously maintained by the current owner and features an entrance hallway with cloakroom and laundry room, high specification fitted kitchen with integrated appliances, comfortable lounge with French doors opening to the rear garden. Upstairs there is an attractive bathroom and two good size double bedrooms. Other benefits of this well priced home include driveway parking with EV charging point and an well maintained, low maintenance rear garden.

 2 bedroom(s)  1 bathroom(s)  656.00 sq ft

## ENTRANCE HALLWAY

**KITCHEN**  
2.77m x 1.91m (9'1" x 6'3")

**CLOAKROOM**  
1.65m x 1.12m (5'5" x 3'8")

## LAUNDRY CUPBOARD

**LIVING ROOM**  
3.91m x 3.84m (12'10" x 12'7")

## LANDING WITH STORAGE FACILITY

**BATHROOM WITH BUILT IN CUPBOARDS**  
2.01m x 1.96m (6'7" x 6'5")

**BATHROOM WITH BUILT IN CLOSET**  
3.84m x 2.69m (12'7" x 8'10")

**BATHROOM WITH BUILT IN CLOSET**  
3.86m x 2.51m (12'8" x 8'3")

## REAR GARDEN

A low maintenance rear garden with wooden feather edge boundaries, a paved patio seating area and an area laid with artificial grass.

## DRIVEWAY PARKING

A tarmacadam driveway able to accommodate at least 2 vehicles and comes with EV charging point.

## TENURE

We have been advised that the property is freehold, you legal representative will confirm this.


## COUNCIL TAX

Band D

## EPC RATING

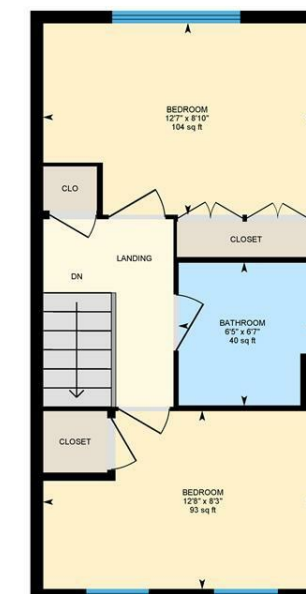
TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Bartley Wilson Way, Ninian Park, CRF

Main Building: Total Interior Area 656.03 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE