



BARTLEY WILSON WAY



COOK SLOW
BAMA
THE ART OF
COOKING

TEA
COFFEE
BISCUITS

MASTERCHEF

YOUR
GREAT
TASTE



BARTLEY WILSON WAY

, CF11 8EP - £250,000



2 bedroom(s)



1 bathroom(s)



658.59 sq ft

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 features an entrance hallway with cloakroom and WC, high specification fitted kitchen with integrated appliances, comfortable lounge with double doors that lead on to a conservatory . Upstairs there is a bathroom and two good size double bedrooms. Other benefits of this well priced home include driveway parking and a large rear garden with a lawned area & patio.

PROPERTY SPECIALIST

Mrs Ruby Ledley


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Valuer





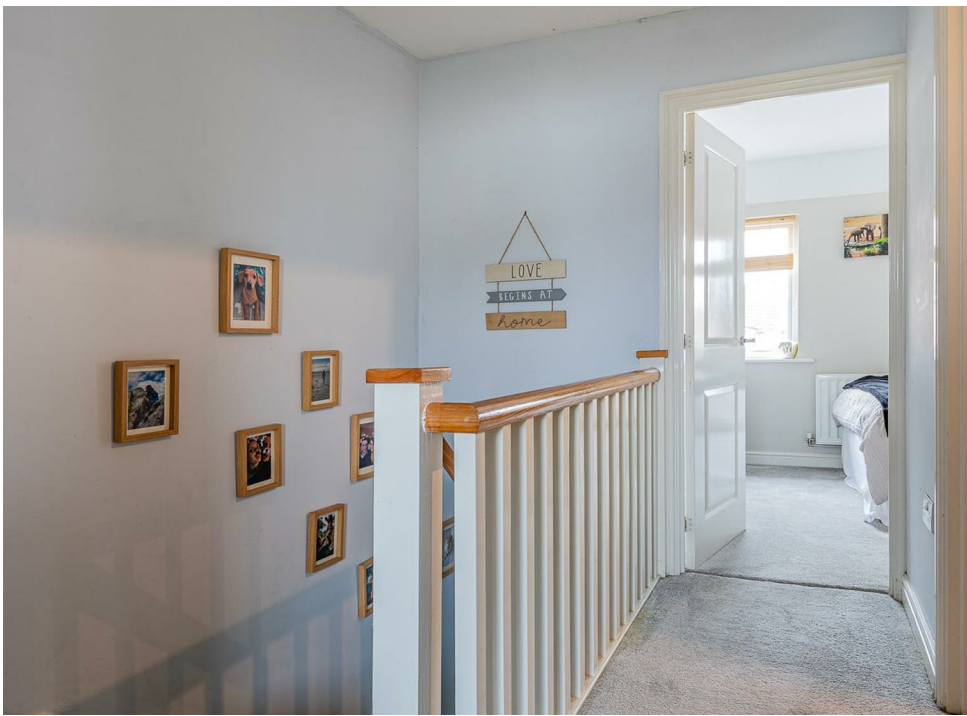
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	















**HALL****KITCHEN**

1.85m x 2.77m (6'1 x 9'1)

WC

1.37m x 1.12m (4'6 x 3'8)

LIVING ROOM

3.84m x 3.94m (12'7 x 12'11)

CONSERVATORY

3.07m x 2.34m (10'1 x 7'8)

LANDING**BEDROOM**

3.86m x 2.69m (12'8 x 8'10)

BATHROOM

1.96m x 2.01m (6'5 x 6'7)

BEDROOM

3.86m x 2.51m (12'8 x 8'3)

COUNCIL TAX

Band D

TENURE

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

DRIVEWAY

A tarmaced driveway able to accommodate 2 vehicles

REAR GARDEN

A large lawned garden with a patio area

EPC

TBC

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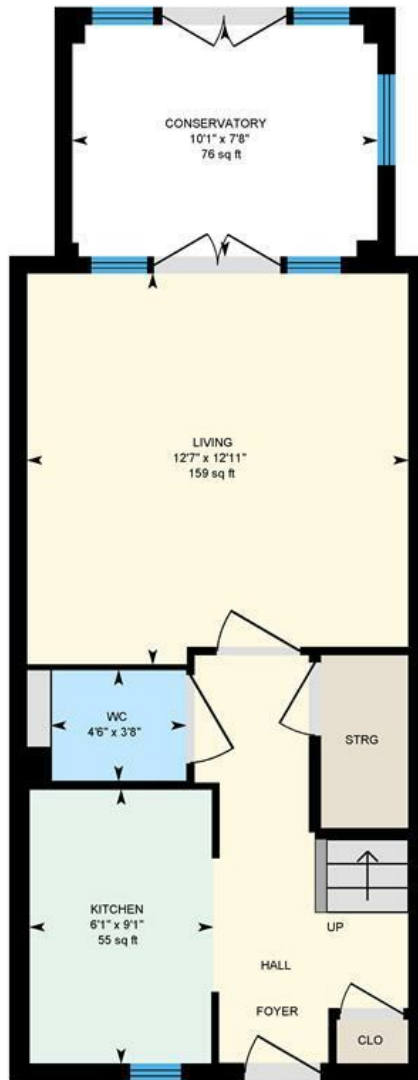
A perfect first time buyers home

Comments by Mrs Ruby Ledley

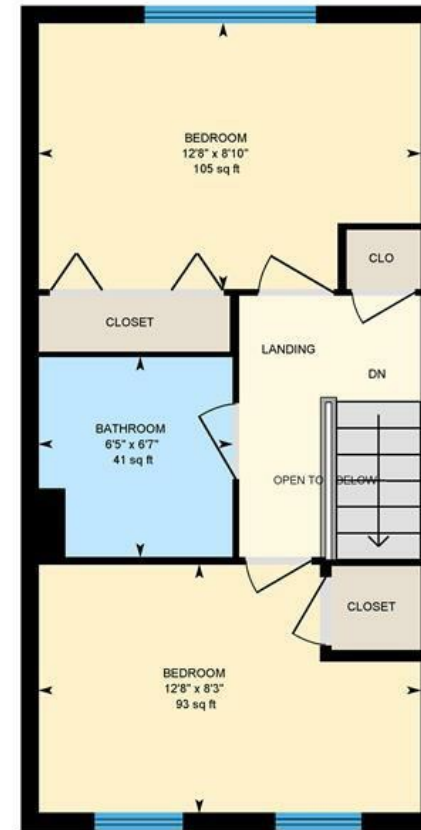
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Bartley Wilson Way, Canton, CRF

Main Building: Total Interior Area 658.59 sq ft



Ground Floor



1st Floor



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.

www.jeffreyross.co.uk

Jeffrey Ross