C R O F T S D A V I E S & C O

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



24 HAMPTON CRESCENT WEST, CYNCOED, CARDIFF CF23 6RB

Link Detached, Extended, Dormer Style, Three-Bedroom House situated in a pleasant, quiet and popular road just off Gwern-Rhuddi Road close to all local facilities including a Waitrose and retail outlets at nearby Pontprennau. Ample recreational space is close by as is access to Lisvane reservoir with links to the remainder of Cardiff and the M4 via the A48 junction a short drive away. The property has access to several local schools including Rhydypenau Junior and the ever-popular Cardiff High – which continues to enjoy a very strong demand. Corpus Christi School is close by, and a Welsh speaking primary is also within a short drive.

The property, which is detached and only linked by the neighbour's garage is a three-bedroom house built of brick with rendered elevations under a tiled roof with a dormer to the front roof fall. The house has been extended to the rear to incorporate a large lounge area, and the garage has been converted into a front study with a shower room behind. There is full gas central heating with a recently installed Vaillant combination boiler together with uPVC double glazing to the majority of the windows and the property is well proportioned with good size rooms. Briefly comprising:

Porch, Hall, Front Study, G.F. Shower Room, Large Extended Lounge, Dining Room and Fitted Kitchen. First Floor: Landing, Three Good Size Bedrooms and Bathroom with Shower. Paved Driveway with room for three/four cars, South Facing Rear Garden with laid lawn and patio.

V I E W I N G B Y A P P O I N T M E N T : N O C H A I N

PRICE GUIDE: £474,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

UPVC double glazed outer door to – **PORCH:** Portcullis style inner door to -

HALL: (14'4 x 5'9) Staircase to first floor with handrail, newel post and balustrades and vertical type radiator, coving and understairs cupboard and two ceiling lights.

G.F SHOWER ROOM OFF: (4'10 x 8'10) Quadrant shower with electric shower over, wash hand basin, low flush w.c. set in its own vanity unit with work top. Bathroom units to surround with built-in cupboards, vanity units, part wall tiling and towel rack style radiator, coving and ceiling light.

FRONT STUDY: (10'8 x 8'10) UPVC double glazed window to front with leaded feature to exterior, set of built-in units comprising built-in two place desk with drawers, slide-out shelving, cupboards and other ample storage, vertical radiator, laminated floor, coving and ceiling light.

KITCHEN: (16'3 x 7'8) Double glazed uPVC windows to front and side with leaded fronts. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in four ring gas hob, one half bowl sink unit with mixer tap, double oven in separate housing unit, ample space for washing machine, tumble drier and dish-washer, built-in under counter fridge, overhead cooker extractor, part wall tiling, coving, radiator, two ceiling lights, tiled floor and aluminium half double glazed door to side pathway.

REAR LOUNGE/LIVING ROOM: (24'11 x 12'8) Sliding patio doors to rear garden, full height double glazed uPVC windows to rear garden. Coal effect gas fire set on raised hearth with mahogany shelf above (in chimney breast 1 ft deep x 2'6 across) coving, two ceiling lights and radiator.

DINING ROOM: (11'5 x 10'5) Double glazed uPVC floor to ceiling window, curtain track above, coving, ceiling light and double radiator, opening out to Lounge. Fully glazed door to hall.

FIRST FLOOR : LANDING: Boiler Cupboard with Vaillant wall mounted combination gas boiler to serve heating and hot water. Coving, access hatch to loft space and ceiling light; Drop down ladder, boarded loft floor, fitted desk and fitted light.

FIRST FLOOR CLOAKROOM: Low flush close coupled w.c. wash hand basin, extractor fan and fitted light.

FRONT BEDROOM ONE: (10'2 x 12'2) Double glazed uPVC leaded window to front with radiator under, coving and ceiling light. Over stairs cupboard

REAR BEDROOM TWO: (11'9 x 12'2) Double glazed uPVC window to rear, radiator under, set of wardrobes with hanging rails and shelving, set of two drawer chests and two bedside cabinets with shelving to surround, coving and ceiling light.

REAR BEDROOM THREE: (8'7 x 11') Double glazed uPVC window to rear, radiator under, coving and pendant light.

FRONT BATHROOM: (6'9 x 7'7) Double glazed uPVC frosted leaded window to front with fitted blind above. Suite in white comprising: P shape bath with mains shower over and spray screen, low flush close coupled w.c in its own casing, wash hand basin with mixer tap set in its own vanity unit with cupboards and surfaces to side, fully tiled walls, built-in bathroom cabinets, towel rack style radiator, coving, ceiling light fitting and cushion floor covering.

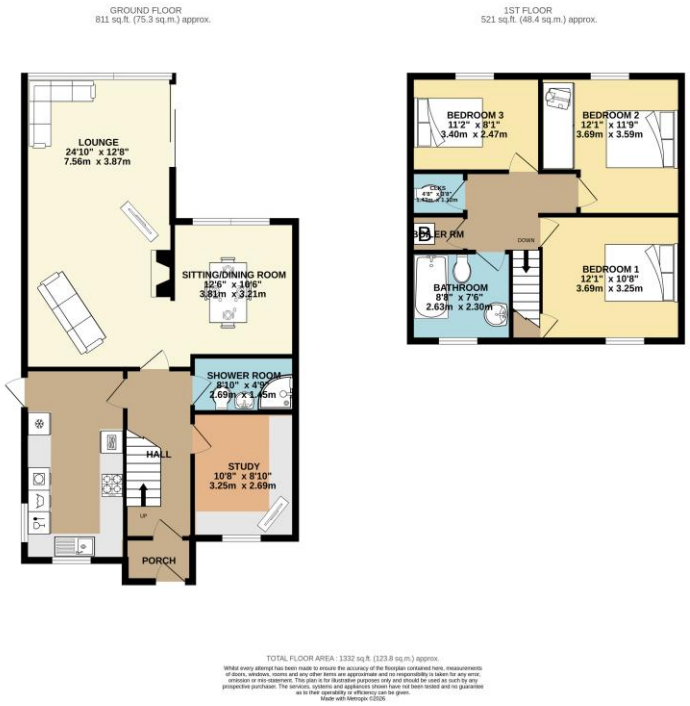
EXTERIOR : FRONT FORECOURT: Block paved with room for 3 cars and gravelled area. **DRIVEWAY**: With a length of 55'. Pathway to rear garden by timber gate.

REAR GARDEN: Mainly paved with slab patios having approximate length of 40'and a southerly aspect. Summer house/Garden store made of timber with windows to front and side. Exterior light.

TENURE: *We understand the tenure to be Freehold, but you should have this checked by your own legal adviser.* ***NB:*** *There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

VIEWING: *By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

Web-site: Details of this and other properties can be found on our website: www.croftsdavies.co.uk



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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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24 Hampton Crescent West, cont/d…










24 Hampton Crescent West, cont/d…










24 Hampton Crescent West, cont/d…









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