

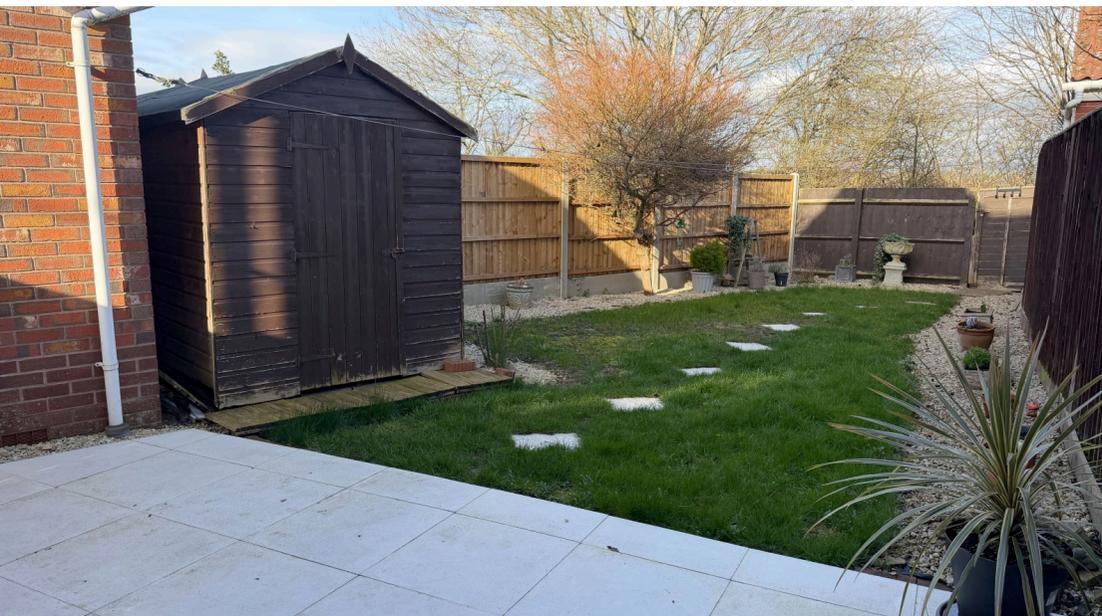


 **3**

Bedrooms

 **2**

Bathrooms



- End Terrace House
- Kitchen with Built In Appliances
- Lounge/Dining Room with Patio Doors to Rear Garden
- Downstairs WC
- Three Bedrooms with Built in Wardrobes
- Ensuite
- Family Bathroom
- Private Rear Garden with Side Access
- Garage & Off Road Parking
- Gas Central Heating with Newly Installed Combination Boiler (Early 2025)
- UPVC Double Glazing
- Beautifully Presented Throughout

Wilkinson SLM are delighted to present to the market this beautifully presented three-bedroom end terrace home, enviably positioned within the highly sought-after Walton Cardiff development. Offering a combination of modern styling, practical living space and recent upgrades including a newly installed boiler, this attractive home is not to be missed! Upon entering the home, the front door opens into a light and welcoming hallway. To the left, you will find the contemporary kitchen, featuring a built-in tower electric oven and oven/grill, gas hob with extractor fan, built-in fridge and a very useful wine fridge with integrated rack. There is also space and plumbing for a washing machine. Continuing through the hallway, a door welcomes the spacious lounge/dining room with patio doors providing direct access to the rear garden, allowing natural light to flood the space while seamlessly connecting indoor and outdoor living. A useful storage cupboard enhances practicality, while the ground floor is further completed by a convenient downstairs WC. Stairs rise from the hallway to the first floor, where the accommodation comprises two double bedrooms and a single bedroom. All bedrooms benefit from built-in wardrobes, offering excellent storage solutions. The principal bedroom featuring a modern ensuite shower room. A family bathroom serves the remaining bedrooms, completing the upper floor. Externally, the enclosed rear is predominantly laid to lawn and also features a newly laid patio area and stepping stones leading to the rear. Side gate access provides convenient entry to the front of the house as well as the garage and driveway parking. The garage itself can also be accessed directly from the rear garden, adding further practicality. This much-loved home is enhanced by UPVC double glazing as well as a range of recent improvements, including gas central heating with a newly installed combination boiler (early 2025), new internal oak wood doors throughout and new flooring across the entire ground floor. The house has been exceptionally well maintained, allowing prospective purchasers to move straight in with minimal effort. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Kitchen 10' 8" x 7' 6" (3.25m x 2.29m)

Lounge/Dining Room 16' 8" x 13' 10" (5.08m x 4.22m) *maximum measurements*

Bedroom One 11' 10" x 10' 7" (3.61m x 3.23m) *maximum measurements*

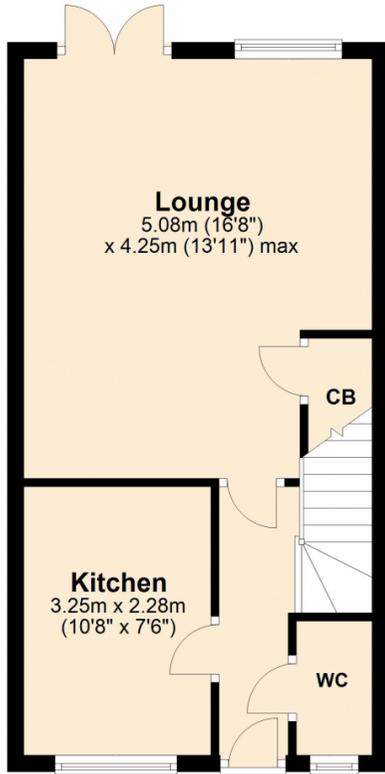
Ensuite 5' 4" x 4' 11" (1.63m x 1.50m)

Bedroom Two 8' 7" x 8' 1" (2.62m x 2.46m) *maximum measurements*

Bedroom Three 8' 9" x 5' 7" (2.67m x 1.70m)

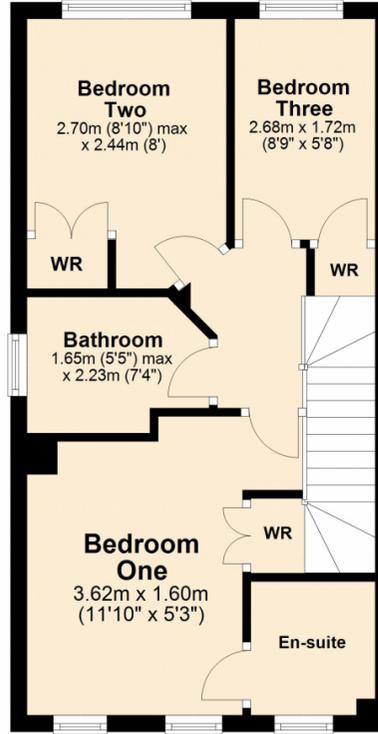
Ground Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.1 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

