



 **3**  
Bedrooms

 **2**  
Bathrooms



- Terraced House with Flying Freehold
- NO ONWARD CHAIN
- Lounge with Feature Fireplace
- Kitchen/Dining Room
- Three Bedrooms with Built In Wardrobes
- Ensuite & Family Bathroom
- Private Rear Garden with Side Access
- Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- COUNTRYSIDE VIEWS

Wilkinson SLM are delighted to present to the market, with NO ONWARD CHAIN, this three bedroom terraced home with a flying freehold, enjoying picturesque countryside views in the highly sought after Walton Cardiff development. This house presents an excellent opportunity for first-time buyers, growing families or investors alike. The accommodation comprises a lounge, complete with a feature fireplace and a kitchen/dining room fitted with a range of base and wall-mounted units, built in electric oven and gas hob, slimline dishwasher and washing machine. A useful understairs storage cupboard completes this room.

Sliding doors from the kitchen/dining area open onto a private and low maintenance rear garden, featuring a patio seating area with the remainder laid to. Side gate access leads conveniently to the garage and off road parking. The first floor offers three bedrooms, all benefitting from built-in wardrobes. The principal bedroom enjoys the advantage of an ensuite shower room, whilst a family bathroom serves the remaining bedrooms. Bedrooms two and three are particularly noteworthy, both enjoying delightful countryside views directly from their windows. An airing cupboard located on the landing completes the first floor accommodation.

Further benefits include UPVC double glazing and gas central heating throughout. Early viewing is highly recommended to appreciate all this home has to offer!

**Lounge** 14' 10" x 10' 5" (4.52m x 3.17m) maximum measurements

**Kitchen/Dining Room** 8' 8" x 13' 6" (2.64m x 4.11m)

**Bedroom One** 11' 5" x 10' 5" (3.48m x 3.17m) maximum measurements

**Ensuite** 5' 7" x 4' 10" (1.55m x 1.47m)

**Bedroom Two** 8' 0" x 9' 4" (2.44m x 2.84m)

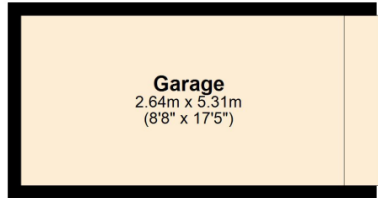
**Bedroom Three** 9' 11" x 7' 2" (3.02m x 2.18m)

**Bathroom** 6' 8" x 6' 1" (2.03m x 1.85m)

**Garage** 17' 5" x 8' 8" (5.31m x 2.64m)

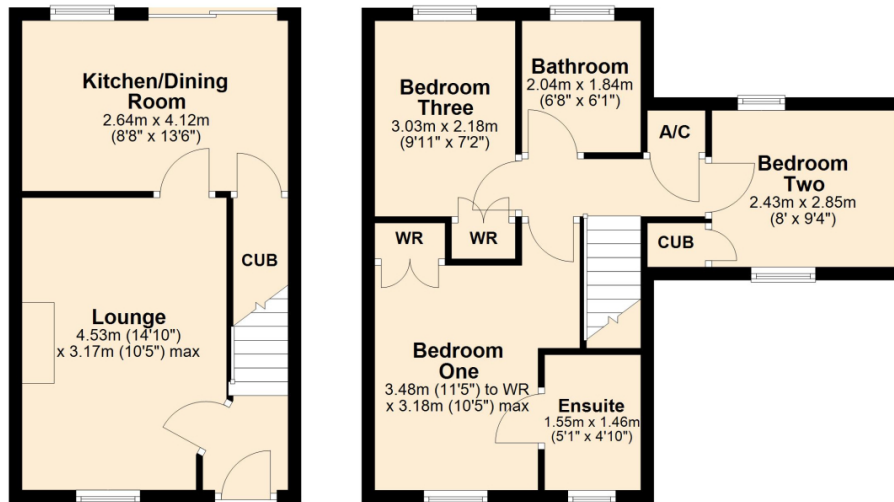
### Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Walton Cardiff, GL20

