



Western Drive, £325,000

- THREE-BEDROOM FAMILY HOME - 2 BATHROOM
- ADDITIONAL LOFT ROOM
- LARGE DRIVEWAY
- FAMILY FRIENDLY GARDEN
- DETACHED GARAGE STYLED AS HOME GYM
- EPC Rating: C



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About the property

This well-presented three-bedroom semi-detached family home is ideally located in the popular area of Gabalfa, offering generous and versatile living space in a highly convenient setting.

Perfect for growing families, the property features a useful loft room that lends itself well to a playroom, homework space, or additional bedroom, while the garage—currently used as a home gym— could easily be adapted to suit family needs such as storage, bikes, or a workshop.

The ground floor benefits from a downstairs WC, reception room to the front and kitchen/diner with a view of the enclosed rear garden ideal for busy family life, providing a safe and enjoyable space.

The spacious driveway with parking for up to four cars ensures stress-free parking for multiple family vehicles or visiting guests.

The property is ideally situated for families, with easy access to Cardiff City Centre, the University Hospital of Wales, local shops, parks, and excellent transport links. Nearby amenities and schools make this an excellent long-term home in a friendly residential area.

A fantastic opportunity to purchase a comfortable and well-located family home that offers both space and



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Accommodation

Lounge

14' 1" x 11' 6" (4.29m x 3.51m)
Spacious lounge designed for comfort and socialising with seating and dining space.

Kitchen

17' 9" x 8' 3" (5.41m x 2.51m)
Traditional cabinetry offering generous storage, breakfast table comfortably seating two and french doors leading to the garden.

W.C

Accessible off the kitchen with a side lobby and access to the driveway.

Bedroom 1

14' 5" x 9' 10" (4.39m x 3.00m)

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom 3

9' 6" x 8' 2" (2.90m x 2.49m)

Bathroom

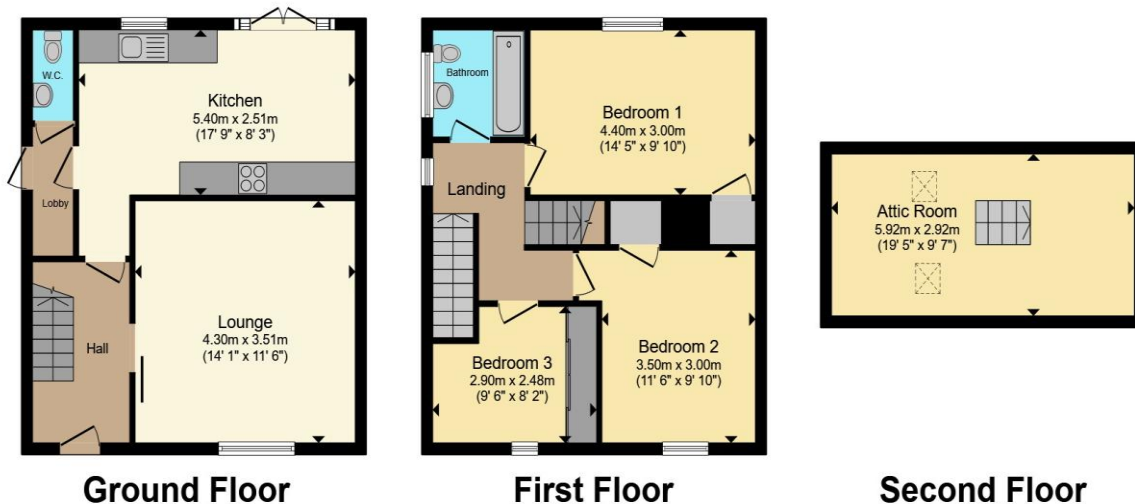
Loft Room

19' 5" x 9' 7" (5.92m x 2.92m)

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Floorplan



Total floor area 111.9 m² (1,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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