

# Verallo Drive

LANSDOWNE GARDENS, CANTON, CARDIFF, CF11 8DT

**GUIDE PRICE £365,000**

**Hern &  
Crabtree**



# Verallo Drive

A stylish four bedroom town house placed on this popular development of Lansdowne Gardens. With a newly fitted kitchen/diner taking centre stage, this would be perfect home for a growing family.

The accommodation briefly comprises: Entrance Hall, Shower Room, Utility Room, Sitting Room/Bedroom Four to the ground floor. To the first floor is a spacious Lounge with a balcony and a newly fitted kitchen. To the top floor are Three good size Bedrooms with an en-suite to the master and a family Bathroom. The property further benefits from a good size, sunny rear garden as well as a driveway and integral garage to the front.

Verallo Drive is an approximate five minute walk through the park to Ysgol Gymraeg Treganna, the main catchment school, and Ysgol Gymraeg Pwll Coch. Lansdowne Gardens is the catchment school for the recently completed Fitzalan High School and only a short walk away. There are plenty of local shops and amenities close by and the property offers good access links to and from Cardiff City Centre, Cardiff Bay and the M4. Internal viewings are highly recommended.



## sq ft

### Entrance

Storm porch. Entered via a wooden door into the hallway.

### Entrance hall

Coved ceiling. Radiator. Panelling. Laminate flooring. Door to the integrated garage. Cupboard housing the hot water tank.

### Shower Room

Shower, w/c and wash hand basin. Laminate flooring. Radiator.

### Bedroom Four/Sitting Room

Patio doors leading out to the rear garden. Coved ceiling. Laminate flooring. Radiator. Panelling.

### Utility

Door to the rear garden. Radiator. Vinyl flooring. Work surfaces. Stainless steel sink and drainer. Space and plumbing for a washing machine and tumble dryer. Boiler.

### FIRST FLOOR

Dog leg staircase.

### Landing

Storage cupboard. Radiator. Stairs to the second floor.

### Lounge

Double glazed window to the front. Double glazed doors leading to a small balcony. Coved ceiling. Two radiators.

### Kitchen/Diner

Double glazed window and double glazed door to a Juliette balcony. Radiator. Tiled floor. The kitchen is fitted with wall and base units with laminate worksurfaces and tiled splashbacks. Sink and drainer. Integrated oven and grill. Space for a fridge.

### SECOND FLOOR LANDING

Dog leg staircase and wooden banister. Radiator. Loft access hatch.

### Bedroom One

Double glazed window to the rear. Radiator. Built in wardrobe. Door to en-suite.

### En-Suite

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Vinyl flooring.

### Bedroom Two

Double glazed window to the front. Radiator. Built in wardrobe.

### Bedroom Three

Double glazed window to the front. Radiator.

### Family Bathroom

Bath with shower, w/c and wash hand basin. Radiator. Vinyl flooring.

### OUTSIDE

#### Front

Parking to the front. Slate chippings.

#### Rear Garden

Enclosed rear garden with timber fencing. Gate to the rear. Paved sitting area. with fully covered garden canopy. Flower beds. Astro turf lawn area.

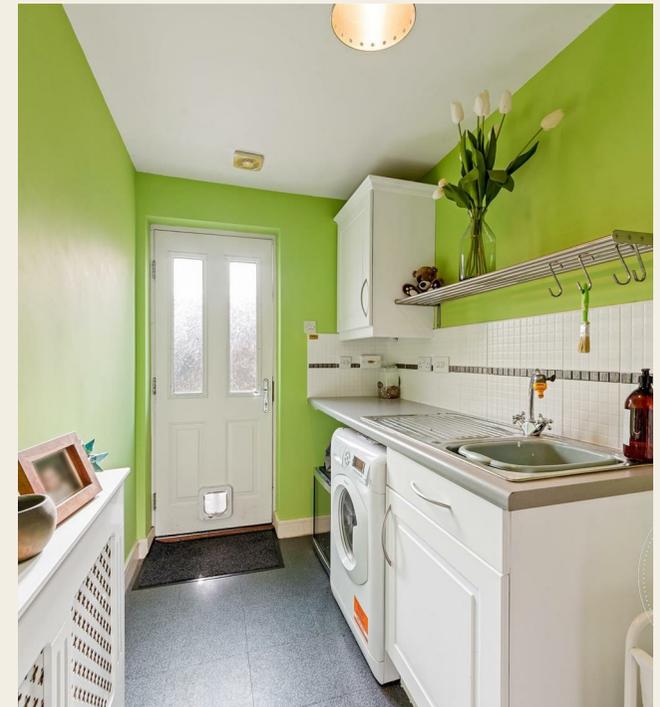
#### Garage

Integrated garage with up and over door. Power and light.

#### Disclaimer

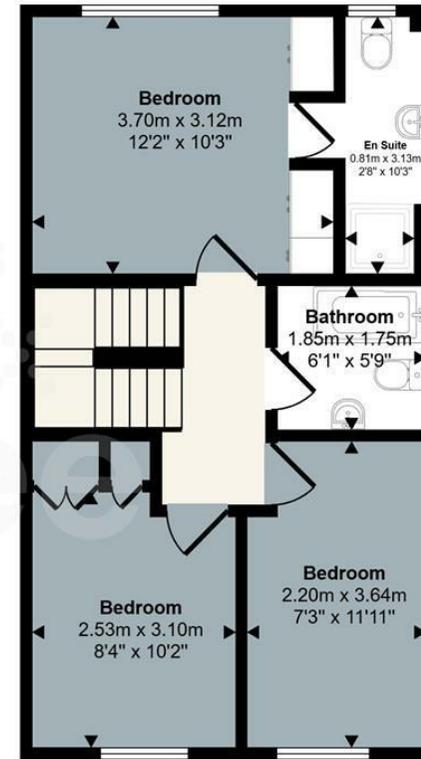
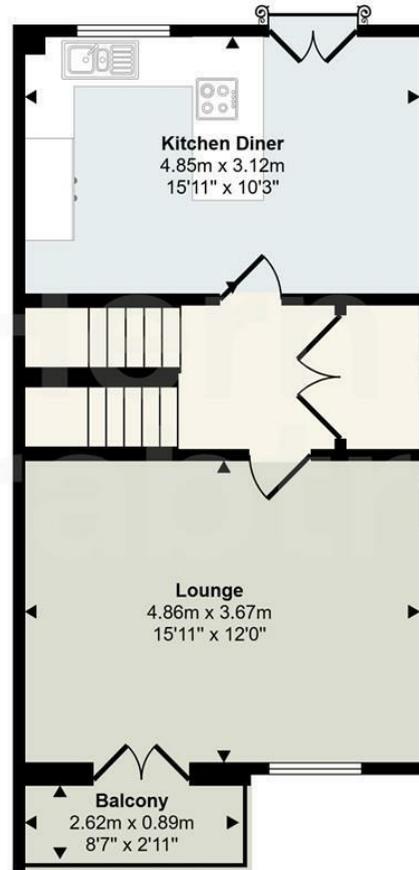
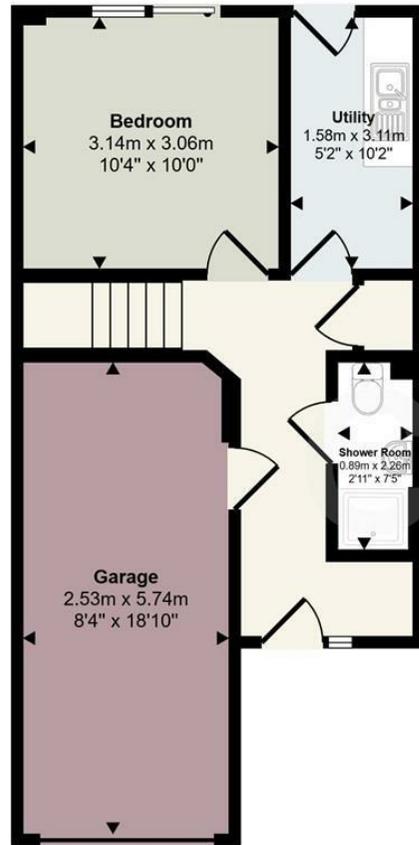
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area  
129 sq m / 1384 sq ft



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	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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