

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£285,000

Gadwell Road, Walton Cardiff, GL20



 **3**  
Bedrooms

 **2**  
Bathrooms

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- End Terrace Home
- Kitchen
- Lounge
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- En-Suite
- Rear Garden with Side Access
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are excited to bring to market a well presented end terrace home located in the sought after development of Walton Cardiff.

The front door opens to a hallway with doors leading you to the downstairs WC on the right, kitchen on the left and lounge / dining room straight in front of you. The modern kitchen consists of various base and wall units, electric hob with extractor fan, tower oven, built in wine fridge and rack, built in fridge and space for a washing machine. The spacious lounge/dining room has patio doors opening out to the rear garden and a door to the understairs storage cupboard.

Stairs in the hallway lead you to the first floor which comprises of three bedrooms all with built in wardrobes and bedroom one has the benefit of an ensuite shower room. There is also a family bathroom on this floor.

The rear garden is mainly laid to lawn with a patio area just out the lounge doors which is ideal for sitting out on warm summer evenings. There is gated side access leading you the garage and parking space. You can also access the garage from the rear garden.

This beautiful family home is further complimented by UPVC double glazing and gas central heating.

Book your viewing today before you miss out on all it has to offer.

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

**Lounge** 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)

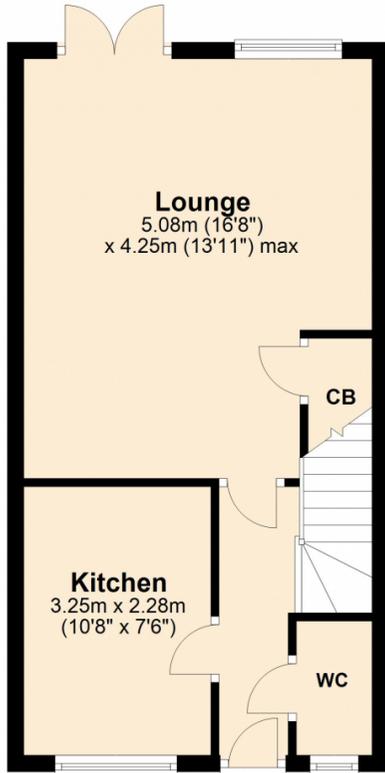
**Bedroom Two** 8' 7" x 8' 1" (2.62m x 2.46m) *Maximum Measurements*

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

**Garage**

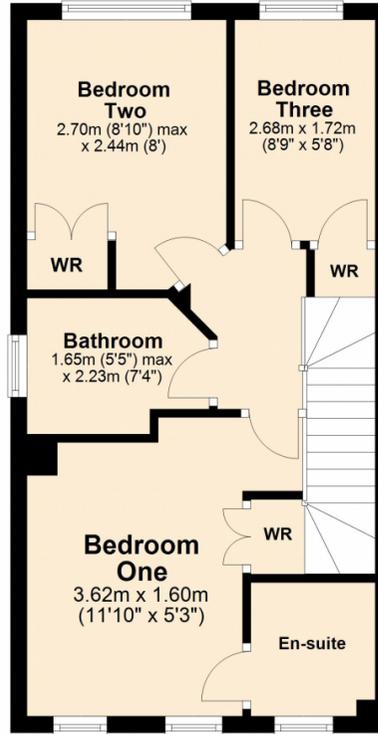
### Ground Floor

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

Address: Walton Cardiff, GL20

