



Watkins Square,  
Llanishen, Cardiff,  
CF14 5FL



Offers In Excess Of  
**£375,000**

3 Bedrooms  
House - Semi-Detached

An exciting opportunity to purchase this modern three bedroom semi detached property, ideally located on Watkins Square and within a short walk to major supermarkets, Birchgrove train station and regular bus links to the City Centre. The current owners have maintained the property to a high standard and is offered for sale with no onward chain. The property briefly comprises; a generous entrance hallway, understair storage, cloakroom and W.C., lounge, kitchen/dining room 3 good size bedrooms, master en suite shower room and a family bathroom. Furthermore, the property benefits from a larger than average south facing rear garden, Driveway and garage. Viewings are recommended.

### ENTRANCE HALL

A sizeable entrance hall with half turning staircase to the first-floor landing. Under stair storage cupboard, french double opening doors into the lounge with further access to the kitchen diner.

### CLOAKROOM

3'1" x 7'6"

Low level push button WC, ceramic wash hand basin, radiator, cushion flooring.

### LOUNGE

16'9" x 10'0"

Laminate flooring, painted walls, smooth ceiling with spotlights, dual aspect UPVC windows with fitted blinds. Radiators with TRV.

## Features

- Modern three bedroom semi detached home
- No onward chain
- Master bedroom with en suite shower room
- Generous lounge and kitchen/dining room
- Larger than average south facing rear garden
- Driveway and garage
- Short walk to supermarkets and Birchgrove train station
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities
- Close to University Hospital Wales

### KITCHEN/DINER

16'9" x 9'8"

Bright and spacious kitchen/diner with inset 1.5 bowl stainless steel sink with mixer tap, newly fitted four burner gas hob with electric oven below, extractor hood above. Concealed wall mounted gas central heating boiler, space for washing machine, dishwasher and fridge/freezer. Ample space for dining table and chairs. UPVC double glazed French doors opening onto the rear patio and attractive garden



**FIRST FLOOR LANDING**

Loft access, double radiator, airing cupboard.

**BEDROOM ONE**

16'9" x 10'2"

Carpeted floor, painted walls, smooth ceiling UPVC window to front aspect and radiator with TRV. Recess for walk-in wardrobes, door to;

**EN SUITE SHOWER**

5'3" x 4'8"

Corner shower cubicle with chrome shower over, ceramic wall tiling, pedestal wash hand basin, enclosed low level WC with push button flush, cushion flooring.

**BEDROOM TWO**

9'8" x 8'5"

Overlooking the rear garden, with carpeted floor, painted walls and smooth ceiling. UPVC window to front and radiator with TRV.

**BEDROOM THREE**

9'8" x 8'0"

Carpeted floor, painted walls and smooth ceiling. UPVC window to front radiator with TRV.

**BATHROOM**

6'6" x 5'0"

A modern white bathroom suite comprising of panelled bath and shower over. Ceramic wall tiling, pedestal wash hand basin with chrome taps, low level WC with push button flush and radiator with TRV.

**OUTSIDE****FRONT**

Blocked paved frontage to front door

**REAR**

A larger than average south facing rear garden with attractive decorative gravel, patio, lawn and deck area. Gate to the rear to the driveway and garage.

**TENURE**

This property is understood to be Freehold. This will be verified with the purchase's solicitor.

**COUNCIL TAX**

Band F



3 BEDROOMS



3 BATHROOMS



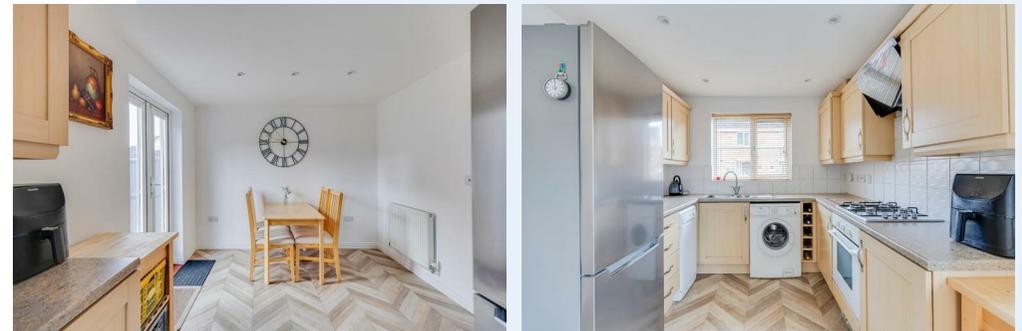
1 RECEPTION ROOMS



ENERGY RATING: C

## Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 903.10 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B







Total area: approx. 903.1 sq. feet

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		78	82
EU Directive 2002/91/EC			



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