



2

Bedrooms



2

Bathrooms



- Semi Detached Home
- Lounge
- Kitchen/Breakfast Room
- Utility
- Downstairs WC
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Off Road Parking For Two Cars

Wilkinson SLM are delighted to offer for sale a beautifully presented two bedroom semi detached home located on The Tewkesbury Meadows development at Walton Cardiff.

From the entrance hall stairs lead up to the first floor and a doorway through to the lounge area. The lounge opens up through to the kitchen/breakfast room which has a built in electric oven and hob and spaces for a fridge freezer and dishwasher. There is a utility room off the kitchen which in turn leads to the downstairs W.C. A space for a washing machine is also in the utility. French doors open out to the rear garden.

On the first floor are two double bedrooms and a family bathroom. Bedroom two has an overstairs storage cupboard with bedroom one having the benefit of built in mirror fronted wardrobes and an en-suite shower room.

The low maintenance rear garden has a paved patio seating area with the remainder laid to lawn and decked area at the back and gated side access. There is also off road parking for two cars to the front.

Viewing is highly recommended on this lovely home!

Lounge 14' 6" x 10' 4" (4.42m x 3.15m)
maximum measurements

Kitchen/Breakfast Room 10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom One 8' 11" x 8' 1" (2.72m x 2.46m)

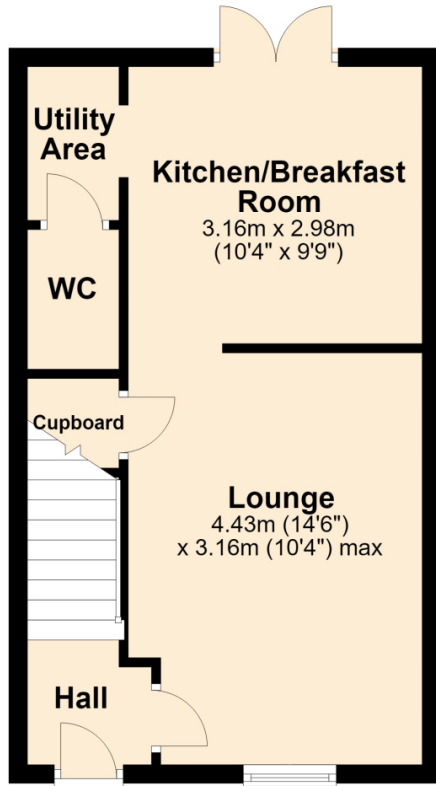
En-Suite Shower Room 9' 8" x 4' 9" (2.95m x 1.45m)
maximum measurements

Bedroom Two 13' 11" x 8' 0" (4.24m x 2.44m)
maximum measurements

Bathroom 7' 9" x 5' 7" (2.36m x 1.70m)

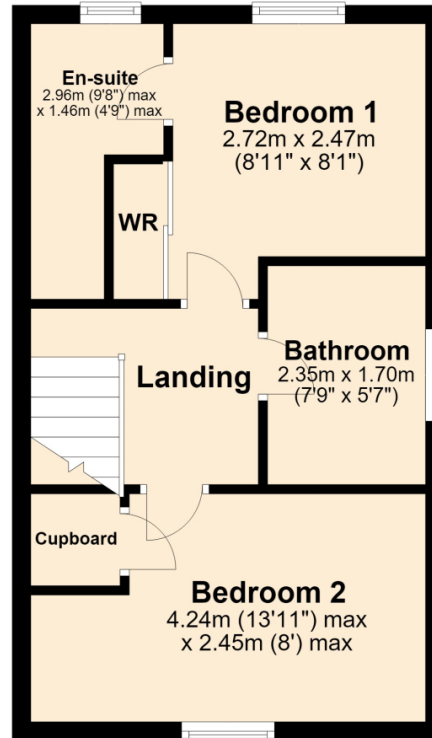
Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

