



Heritage Drive, £290,000

- NO CHAIN
- DETACHED
- THREE RECEPTION ROOMS
- PRIVATE ENCLOSED REAR GARDEN
- ENSUITE OFF THE MASTER BEDROOM
- OFF ROAD PARKING TO THE FRONT
- EASY ACCESS TO CULVERHOUSE CROSS AND WENVOE ONLY MINUTES AWAY
- LOCAL PRIMARY AND SECONDARY



3 1 3



About the property

A three bedroom detached home in Heritage Drive, Caerau. Tucked away from passing traffic yet only minutes away from local amenities, this family home is ideally located with only a short drive to Wenvoe from Caerau Lane and minutes from Culverhouse Cross giving access to a number of superstores, outlets and transport links including the A4232, M4 and A48. The property offers spacious living and benefits from off road parking to the front, entrance hallway, spacious lounge, front sitting room, dining room, modern fitted kitchen, downstairs toilet, three good size bedrooms, a family bathroom, ensuite of the master bedroom and a good size private rear garden.

Accommodation

Entrance Hall Laminate flooring, access to downstairs WC, lounge and sitting room.

Cloakroom Laminate flooring, Low level WC, pedestal wash hand basin, UPVC double glazed window to front. radiator.

Lounge 13' 4" x 10' 10" (4.06m x 3.30m)

Laminate flooring, UPVC double glazed window to front, built in cupboard. Radiator x 2, electric fireplace with surround.

Dining Room

9' x 7' 7" (2.74m x 2.31m)

Enter from lounge through arch way, radiator, UPVC double french doors to garden, laminate flooring

Sitting Room 16' 5" x 7' 9" (5.00m x 2.36m)

Carpet, UPVC double window to front, radiator.



Kitchen 11' 8" x 9' (3.56m x 2.74m)

A range of matching wall and base units, UPVC double glazed window to front, heat resistant surfaces, stainless steel sink unit with mixer tap and drainer, space for fridge freezer and washing machine. Partly tiled walls. radiator, low level oven with 4 ring gas hob and overhead extractor fan. Door to side access.

Landing

UPVC double glazed window to side on staircase, Radiator, carpet, loft access, built in cupboard x 2. Access to all first floor rooms

Bedroom One 10' 5" x 9' 3" (3.17m x 2.82m)

UPVC double glazed window to rear, carpet, built in wardrobes, radiator, access to ensuite.

En-Suite 10' 5" x 9' 3" (3.17m x 2.82m)

Low level WC, wash hand basin, walk in shower cubicle, UPVC double glazed window to side (frosted) Vinyl flooring, towel rail, radiator, partly tiled walls, extractor fan.

Bedroom Two

10' 4" x 8' 7" (3.15m x 2.62m)

Carpet radiator, built in wardrobe, UPVC double glazed window to front.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)

Carpet, radiator, UPVC double glazed window to front.

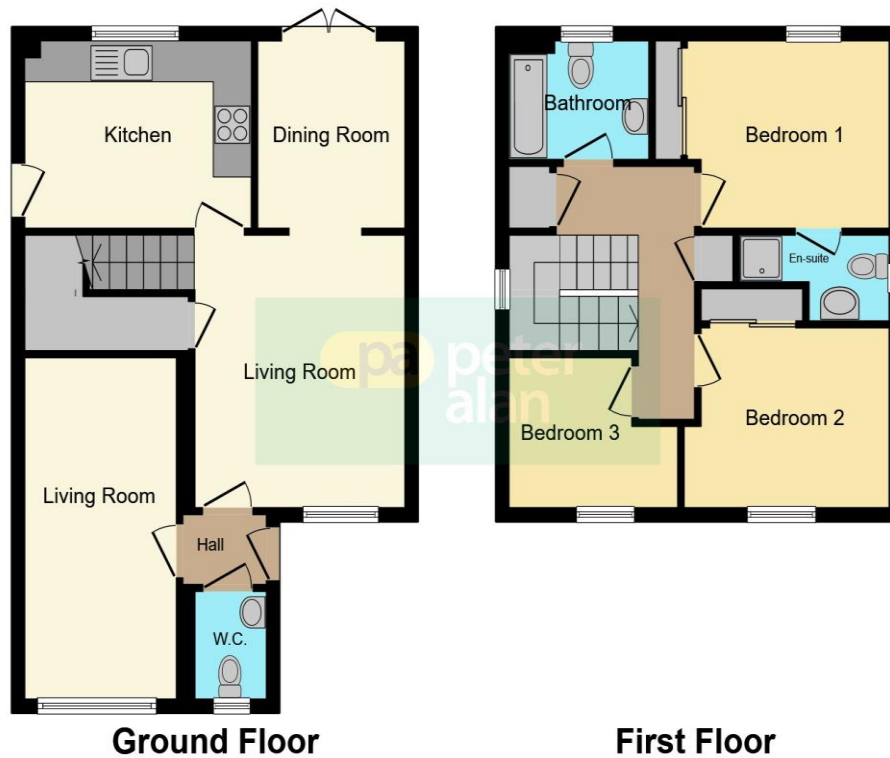
Bathroom Low level WC, wash hand basin, paneled bath with overhead shower, UPVC double glazed frosted window to rear, radiator. Partly tiled walls, vinyl flooring.

Front Garden Driveway for 2 cars and stone chippings.

Rear Garden

Private and enclosed, laid to patio, stone chippings, boarded edge with shrubs and plants.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let