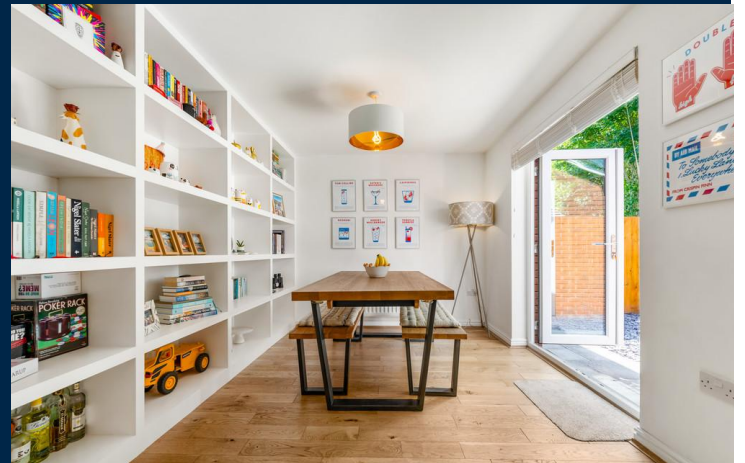




BARTLEY WILSON WAY
CANTON
CARDIFF CF11 8EN

ASKING PRICE OF
£395,000



FOUR BEDROOM DETACHED HOUSE



4



2



3



1

****MODERN DETACHED FAMILY HOME****
MGY are pleased to present for sale this immaculately presented, four bedroom detached property. Situated close to all local amenities at Canton and Leckwith this spacious property offers entrance hall, lounge, modern kitchen/dining room, utility room, cloakroom, master bedroom with en-suite, three further bedrooms and bathroom. The property further benefits from double glazing throughout, gas central heating, integral garage, driveway, low maintenance rear garden and visitor parking.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,429 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated close to local amenities at Leckwith, Canton and City Centre with public transport also available close by. The property is also situated close to good road links giving access to the M4 motorway. There are a number of both primary and secondary schools close at hand together with recreational facilities. Cardiff City Stadium is also a short walk from this property.

FRONT

Paving to front door and off road parking for two cars. External lighting. Access to garage.

ENTRANCE HALL

Door with obscure glazed panel. Engineered wooden flooring. Radiator. Stairs leading to first floor.

CLOAKROOM

Low level WC and corner wash hand basin with mixer tap. Tiled floor. Extractor fan. Radiator.

LOUNGE

16' 4" x 10' 9" (5.00m x 3.30m)
Floor to ceiling uPVC double glazed window to front aspect. Carpeted flooring. Central heating radiator. TV point and power points.

KITCHEN/DINING ROOM

20' 4" x 14' 6" max (6.20m x 4.42m)

A lovely open kitchen/diner with range of modern high gloss wall, base and drawer units with contrasting work surfaces incorporating stainless steel sink unit and drainer. Built in Smeg oven and microwave, dish washer and fridge freezer. Inset gas hob with stainless steel extractor hood with lights above. Double glazed window to rear plus double glazed French doors to rear. Radiator. TV point and power points. Engineered wooden flooring.

UTILITY ROOM

7' 10" x 6' 7" (2.39m x 2.03m)

Continuation of high gloss units with complimentary work surfaces incorporating stainless steel sink unit and mixer tap. Obscure glazed door leading to rear garden and internal door to garage. Wall mounted boiler. Tiled flooring.

FIRST FLOOR LANDING

Spacious landing area with doors leading to all bedrooms and bathroom. Access hatch to large insulated loft space.

MASTER BEDROOM

14' 4" x 10' 4" (4.39m x 3.15m)

A spacious principal bedroom with double glazed window to front. Carpeted flooring. Built in wardrobe with cream high gloss doors. TV point. Radiator. Door into;

EN-SUITE

Double glazed obscure window to front aspect. Fully tiled shower unit with glass bi-fold doors, floating wash hand basin and low level WC. Heated towel rail. Shaver point. Tiled floor.

BEDROOM TWO

12' 7" x 8' 11" (3.84m x 2.74m)

Double glazed window to front. Double bedroom. Carpeted flooring. Built in wardrobe with sliding door. Radiator and power points.



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BEDROOM THREE

10' 4" x 9' 3" (3.15m x 2.84m)

Double glazed window to rear aspect. Double bedroom. Carpeted flooring. Radiator and power points.

BEDROOM FOUR

10' 0" x 9' 6" (3.07m x 2.92m)

Double glazed window to rear. Double bedroom. Carpeted flooring. Radiator and power points.

BATHROOM

Double glazed obscure window to rear. White suite comprising panelled bath with chrome mixer tap and shower over, glass screen. Floating wash hand basin and low level WC. Heated towel rail. Fully tiled walls and tiled flooring.

GARDEN

Low maintenance rear garden with mature shrubs and plants. Fully enclosed with astro turf, borders with shrubs and plants. Two patio areas. Fencing to borders. External lighting. Accessed from the kitchen/diner, utility room and additional side gate.

INTEGRAL GARAGE

Single garage with up and over door. Power points and lighting. Additional access from utility room.

PARKING

Paved driveway with space for two cars. Visitor parking.

TENURE

MGY are advised that the property is freehold. Annual service charges of £320 per annum, which includes the upkeep of the communal areas of the estate, with regular maintenance and gardening. This property is on a water meter.



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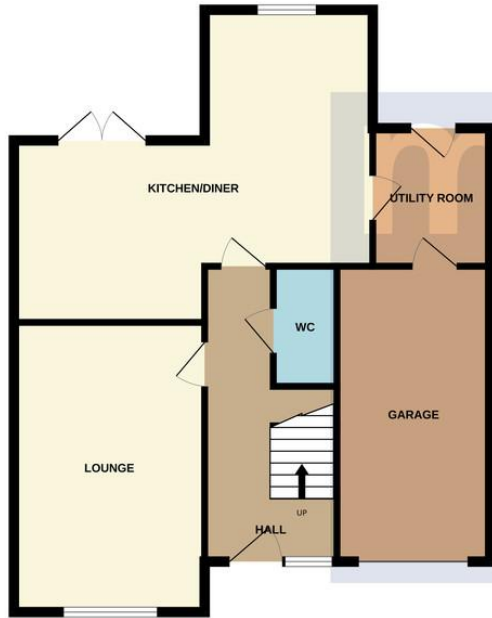


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GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

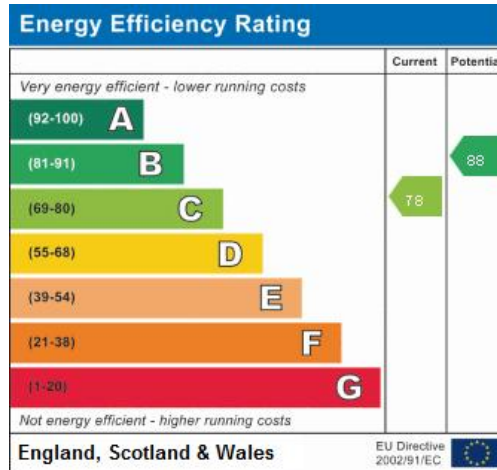


1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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