

24 Kirton Close,

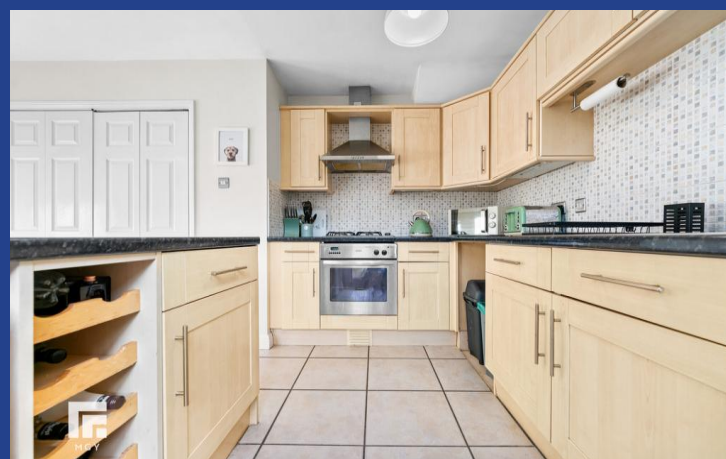
Cardiff, CF5 2NB



Estate Agents and  
Chartered Surveyors

Asking Price Of

£325,000



Semi-Detached House

3

1

1

1

# Property Description

**\*\*SEMI DETACHED PROPERTY\*\*THREE BEDROOMS\*\*LARGE REAR GARDEN\*\*FRONT LOOKING ONTO GREEN\*\*** A beautifully presented three bedroom semi detached property. Entrance hallway leading to a spacious family lounge and open plan kitchen/dining room. To the first floor; principal bedroom, a second double bedroom, family bathroom and a third bedroom. A large, well maintained rear garden. Garage and driveway. Green to front. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 885 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in a quiet cul de sac in fairwater, close proximity to Llandaff, with it's shops, pharmacy, bakery with a variety of local amenities and public houses. There are regular bus and train services and the property is within easy commuting distance of Cardiff City Centre. There are schools at all levels and easy access to the M4 motorway.

## ENTRANCE

### ENTRANCE HALLWAY

5' 2" x 4' 5" (1.6m x 1.36m)  
Entered via a uPVC door, tiled flooring. Radiator. Stairs leading to first floor. Door leading to lounge.

## LOUNGE

14' 6" x 12' 9" (4.42m x 3.9m)  
A good sized family lounge. Large bay window to front. Under stairs storage cupboard. Radiator. Folding double doors through to kitchen/dining room.

## KITCHEN/DINING ROOM

15' 11" x 7' 11" (4.87m x 2.42m)  
An open kitchen/dining room. Appointed along two walls, eye and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink

with chrome mixer tap and drainer, integrated four ring gas hob with extractor hood, integrated low level freezer, space for fridge, plumbing for washing machine. Breakfast bar with wine rack. Tiled splashbacks and flooring. Ample space for dining room table. Radiator. Obscured glass uPVC door to rear. French doors opening into garden from dining area

## FIRST FLOOR

### LANDING

A bright landing space, window to side, built in cupboard, loft access, spindled banister, doors leading to bedrooms and family bathroom.

### BEDROOM ONE

11' 8" x 9' 0" (3.56m x 2.76m)  
Aspect to front overlooking the green, a good sized principal bedroom. Built in wardrobes to one wall. Radiator.

### BEDROOM TWO

10' 3" x 9' 0" (3.13m x 2.76m)  
Overlooking the well maintained rear garden, a second double bedroom. Radiator.

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## BEDROOM THREE

8' 7" x 6' 6" (2.64m x 2.0m)

A third bedroom. Radiator. Window to front looking out onto the green. Storage above staircase.

## FAMILY BATHROOM

6' 5" x 5' 6" (1.96m x 1.69m)

White suite; combined low level WC and wash hand basin with black mixer tap, panelled bath with black mixer tap and black overhead shower, tiled walls and flooring. uPVC window to rear.

## OUTSIDE

### REAR GARDEN

A large, beautifully maintained rear garden. Decking area, leading to a paved patio and large, flat area laid to lawn. Stoned area with stepping stones leading to a vegetable patch and BBQ area. Bordered by a timber fence and wooden sleeper planters. Timber gate to side for access to driveway and garage.

### FRONT

Front garden with stones area. Paved pathway leading to front door. Driveway with parking fix up to three vehicles, and an electric podpoint.

### GARAGE

Single garage with up and over door. Power and lighting.

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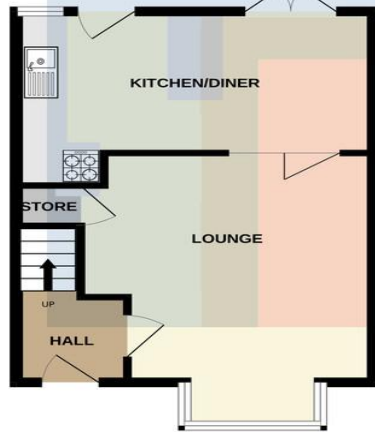
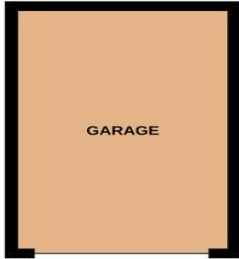


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GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.

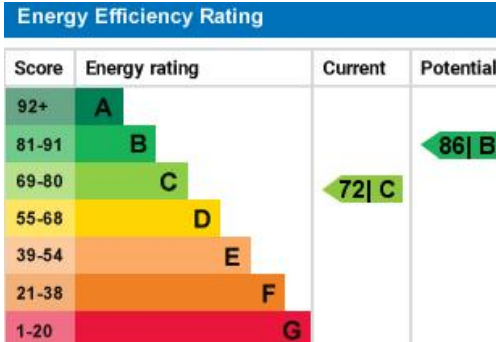


1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.3 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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