

13 Bacton Road

Gabalfa CF14 2PN

- Well presented throughout
- Lovely rear Garden
- Three Bedrooms
- Kitchen / Dining Room
- Ground floor Cloakroom
- Easy access to amenities
- Parking
- EPC D

£215,000

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This spacious three bedroom family home offers really good value for money.

For those hoping to buy a property with a good size Garden, off road parking, an open plan Kitchen / Dining Room and downstairs Cloakroom - this could be it!

Within walking distance to shops, schools, the Taff Trail and within easy reach of Llandaff North, Llandaff & Whitchurch villages.

The property offers a generous plot with good size front and rear Gardens, off road parking and further potential to extend (subject to the usual planning).

The accommodation comprises: Hall, Cloakroom, a spacious Lounge, Kitchen / Dining Room, Landing, three good size Bedrooms and Bathroom.

Reception Hall

PVC door to the Hall. Panelled radiator. Staircase rising to the first floor. Door leading to the Lounge, Kitchen / Diner and Cloakroom.

Cloak Room

Low level WC. Panelled radiator. Obscure glazed window to the front elevation.

Lounge / Dining Room 19'11" x 11'8" (6.07m x 3.56m)

Double glazed window to the front elevation with aspect to the Garden. Double glazed window to the rear elevation with aspect to the larger than average Garden. Feature fireplace. Wooden flooring. Textured ceiling. Coving to the ceiling. Power points. TV aerial point. Panelled radiator.

Kitchen / Breakfast Room 13'4" x 10'10" (4.06m x 3.30m)

A range of matching wall and base units with cupboards and drawers offering ample storage facilities with complementary work surfaces. Built in electric oven with hob and extractor over. Plumbing for washing machine. Space for tumble dryer. Spacious larder style cupboard with shelving and space for Fridge Freezer. Ample space for table and chairs. Double glazed window to the rear elevation with aspect to the Garden. Door to the rear giving access to the Garden. Tiled flooring. Sink drainer unit with mixer taps. Smooth plastered ceiling. Panelled radiator.

Landing

Doors to all Bedrooms and Bathroom. Double glazed window to the rear elevation.



Bedroom One 13'10" x 10'11" (4.22m x 3.33m)

Double glazed window to the front elevation. Panelled radiator. Recess ideal for wardrobes. Power points.

Bedroom Two

Double glazed window to the front elevation. Power points. Panelled radiator.

Bedroom Three 8'11" x 8' (2.72m x 2.44m)

Double glazed window to the rear elevation with aspect to the Garden. Panelled radiator. Power points. A good size third

Bedroom.

Bathroom

A three piece suite in white comprising: panelled Bath, low level WC and pedestal wash hand basin. Walls are part tiled. Obscure glazed window to the rear elevation. Walls are part tiled.

Outside Front

To the front of the property is an attractive lawn Garden and Driveway parking.

Outside Rear

The rear Garden is larger than average and laid partly to paving offering a generous sun terrace area and a good size lawned Garden.

Garage Rental

The vendor currently rents a Garage from the council. Further details on request.

