

7 Waterston Road

Gabalfa CF14 2SS

- Semi detached
- Three bedrooms
- Ground floor WC
- Close to Taff Trail
- Convenient location
- EPC - D

Guide price £225,000

www.hern-crabtree.co.uk



A good size semi detached family home located within walking distance to shops, schools, the Taff Trail and within easy reach of Llandaff North, Llandaff & Whitchurch villages.

The property briefly comprises of: Entrance, hallway, kitchen, lobby to a WC, and lounge to the ground floor. To the first floor there are three bedrooms and a shower room. The property further benefits from an enclosed rear garden.

Viewings are highly recommended and can be arranged by contacting our Whitchurch branch.

Entrance

Double glazed door into hallway.

Hallway

Double glazed obscure window to the front, radiator, door to lounge and kitchen. Stairs to the first floor.

Kitchen 11'1 max x 13'8 max (3.38m max x 4.17m max)

Double glazed window to the rear, range of wall and base units with work tops over. Four ring gas hob, integrated oven with cooker hood over. Plumbing for washing machine, sink and drainer. Radiator, laminate flooring, 'Worcester' combination boiler. Storage cupboard under the stairs. L-shaped room.

Lobby

To WC, double glazed aluminium door to the front, space for appliances. Wooden door to the rear garden.

WC

Double glazed obscure window, WC.

Lounge 19'9 x 11'8 (6.02m x 3.56m)

Double glazed, sliding patio door to the garden, double glazed window to the front. Radiator, gas fire place, door back into the hall.

First Floor

Stairs rise up from the entrance hall, wooden hand rail.

Landing



Loft access hatch, double glazed window to the rear.

Bedroom One 11'7 max x 10'2 max (3.53m max x 3.10m max)

Double glazed window to the front, radiator.

Bedroom Two 7'11 max x 12'1 max (2.41m max x 3.68m max)

Double glazed window to the side, radiator.

Bedroom Three 8'8 max x 9'4 max (2.64m max x 2.84m max)

Double glazed window to the rear, radiator.

Shower Room 7'0 max x 7'6 max (2.13m max x 2.29m max)

Double glazed obscure window to the side, WC, wash hand basin, plumbed shower. Tiled walls, vinyl flooring, radiator and extractor fan.

Outside

Front

Large front garden mainly laid to lawn.

Rear

Enclosed rear garden with part lawn, part patio.



