



Ffordd-Y-Barcer, £465,000

- FOUR BEDROOM DETACHED PROPERTY
- NO CHAIN
- DOUBLE GARAGE
- BATHROOM, ENSUITE & DOWNSTAIRS SHOWER ROOM
- DOUBLE DRIVEWAY
- EPC Rating: C



 4  3  2



About the property

FOUR BEDROOM DETACHED - DOUBLE GARAGE -
NO CHAIN

Situated within easy reach of the shops and amenities at Culverhouse Cross and excellent road links via the M4 and A4232 to Cardiff city centre. It further benefits from being close to both primary and high schools making it an ideal family home!





Accommodation

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Lounge

15' 5" x 12' 10" (4.70m x 3.91m)

Dining Room

10' 4" x 8' 3" (3.15m x 2.51m)

Kitchen

16' 1" x 8' 3" (4.90m x 2.51m)

Shower Room

Landing

Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)

Ensuite

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom Three

11' 2" x 8' 5" Max (3.40m x 2.57m Max)

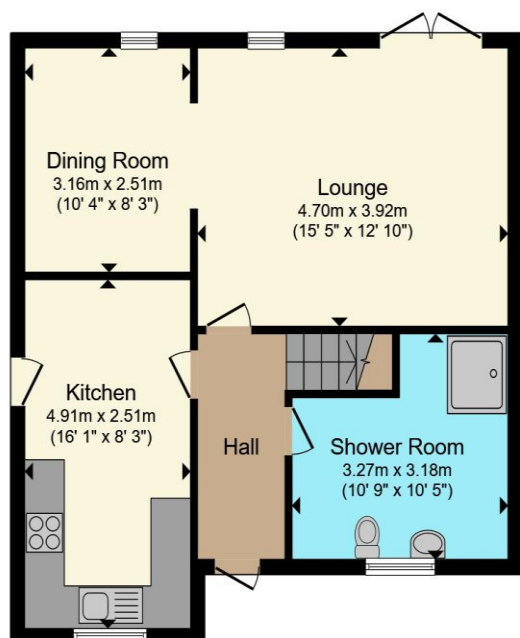
Bedroom Four

8' 11" x 7' 3" (2.72m x 2.21m)

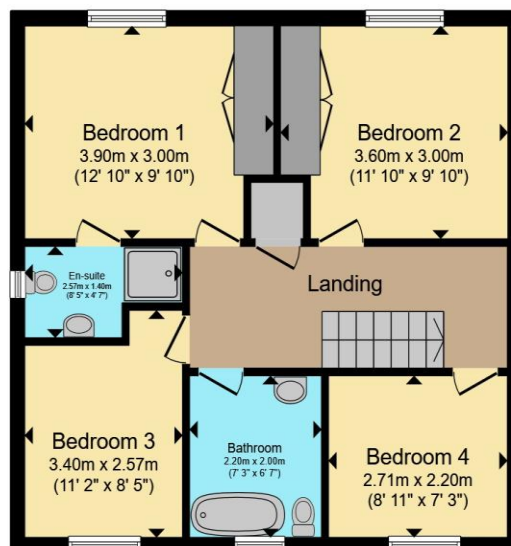
Bathroom

Double Garage

Floorplan



Ground Floor



First Floor

Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.