

FOR SALE

Guide Price £375,000 to £385,000 Freehold



Waterhouse Drive, City Gardens, Cardiff. CF11 8AY

- * GUIDE PRICE £375,000 to £385,000 *
- SUPERB 4-BED DETACHED PROPERTY - MOVE STRAIGHT IN
- SPACIOUS LIVING/SITTING ROOM RECEIVING PLENTY OF NATURAL LIGHT
- A MODERN FITTED KITCHEN
- DINING ROOM OFF THE KITCHEN
- CLOAKROOM/DOWNSTAIRS W.C
- 2x DOUBLE BEDROOMS & 2x SINGLE BEDROOMS
- MODERN BATHROOM SUITE
- PRIVATE DRIVEWAY (CAN BE MADE LARGER TO FIT SEVERAL VEHICLES)
- SOUTH-WEST FACING & ENCLOSED REAR GARDEN - ATTRACTIVE FRONT LANDSCAPED GARDEN & A LOW-MAINTENANCE CORNER FRONT GARDEN
- GALLERY LANDING
- LOCATED ON THE POPULAR 'CITY GARDENS' PRIVATE DEVELOPMENT
- EXCELLENT TRANSPORT LINKS - CLOSE TO NINIAN PARK TRAIN STATION
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- CLOSE TO THE SPORTS VILLAGE



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PROPERTY DESCRIPTION

* Guide Price £375,000 to £385,000 * This Superb Four-Bedroom Detached Home in the Sought-After City Gardens Private Development is Perfect for Families Seeking Space and Style. Featuring a Modern Fitted Kitchen Opening into a Dining Room, This Property Offers a Bright, Spacious Living Room Flooded with Natural Light. With Two Double Bedrooms and Two Singles, Alongside a Modern Bathroom Suite and a Downstairs Cloakroom/W.c, There's Ample Room for Everyone. Enjoy Outdoor Living with a South-West Facing, Enclosed Rear Garden, a Beautifully Landscaped Front Garden, and a Low-Maintenance Corner Front Garden. The Private Driveway Provides Convenient Parking, with Potential to Expand for Multiple Vehicles. Ideally Located Close to Ninian Park Train Station, Excellent Transport Links, and Just Minutes from Local Schools, Shops, Parks, and The Sports Village, This Move-In Ready Home Blends Comfort and Convenience in a Premier Location. EARLY VIEWING RECOMMENDED - PLEASE CALL 02920 204 555 - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Inviting Entrance Hallway

7' 9" x 6' 0" (2.36m x 1.83m)

Cloakroom/ Downstairs W.c

5' 5" x 4' 3" (1.65m x 1.30m)

Living/Sitting Room (Spacious)

17' 0" x 15' 6" (5.18m x 4.72m)

Modern Fitted Kitchen

14' 9" x 7' 7" (4.50m x 2.31m)

Dining Room

11' 4" x 7' 7" (3.45m x 2.31m)

Gallery Landing - (1st Floor)

9' 4" x 6' 6" (2.84m x 1.98m) Airing Cupboard housing a BAXI Duo-Tec 33 HE A Combi-Boiler.

Bedroom 1/Master (with fitted wardrobes)

14' 4" x 8' 11" (4.37m x 2.72m)

Bedroom 2

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom 3

8' 11" x 8' 4" (2.72m x 2.54m)

Bedroom 4

11' 2" x 6' 4" (3.40m x 1.93m)

Modern Shower Room

8' 0" x 6' 6" (2.44m x 1.98m)

Attractively Landscaped Front Garden

Lockable Side Gates x2 Giving Access into the Rear Garden to the front right and rear left of the property. Outside Tap and Welcome Sensor Light.

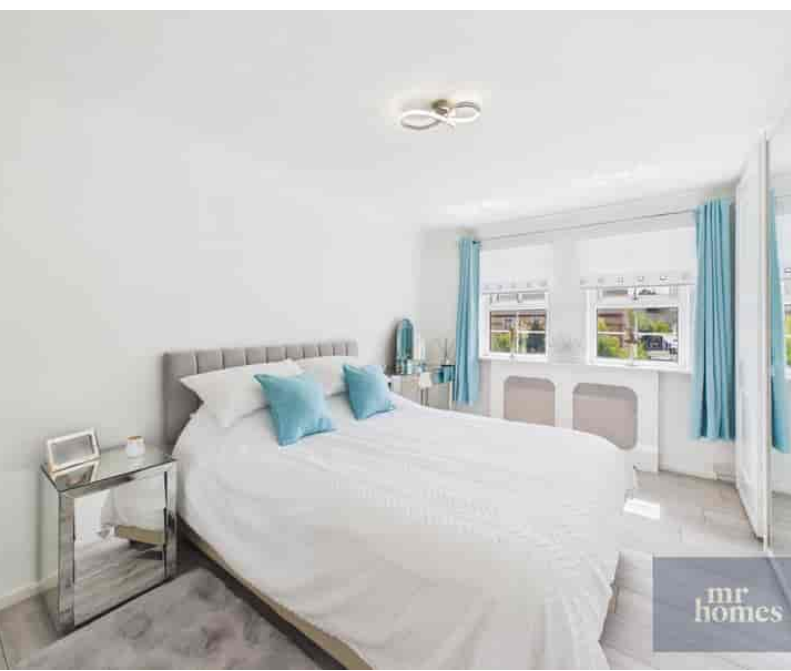
Large Corner Front Garden

Stone Chippings with Mature Trees and Shrubs to Borders.

SOUTH-WEST FACING Rear Garden - Enclosed

Fully Decked with Hexagon Shape Astroturf to Centre. Lockable Side Gate access to Front of Property. Wall Mounted Light.

Private Driveway to Front



MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate £2,461.00

Parking Types: Driveway. Garage. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: D (63)

Has the property been flooded in last 5 years?

No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Local Authority - Cardiff - Council Tax - Band = E - Annual Price = £2,461

Conservation Area - No

Flood Risk - River : Low - Seas : Low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 9 Mbps - Superfast - 255 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin

Construction Type

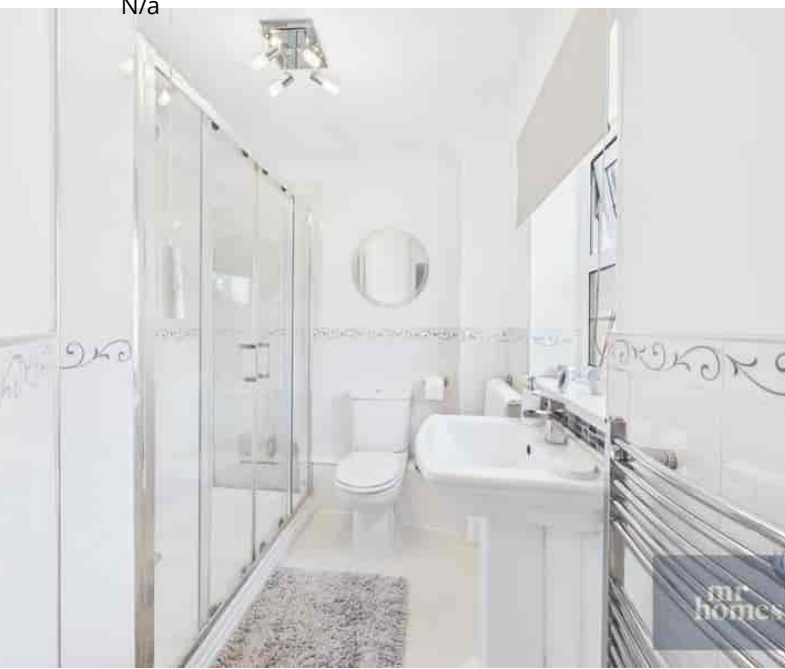
Standard Brick Construction

Existing Planning Permission

N/a

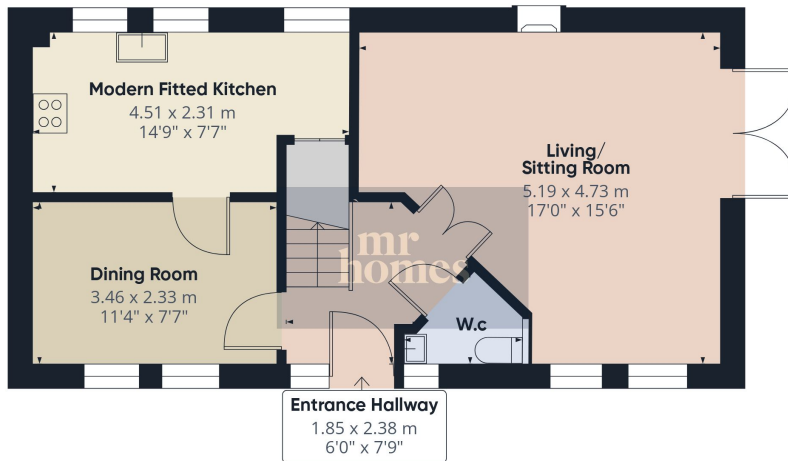
Coalfield or Mining

N/a

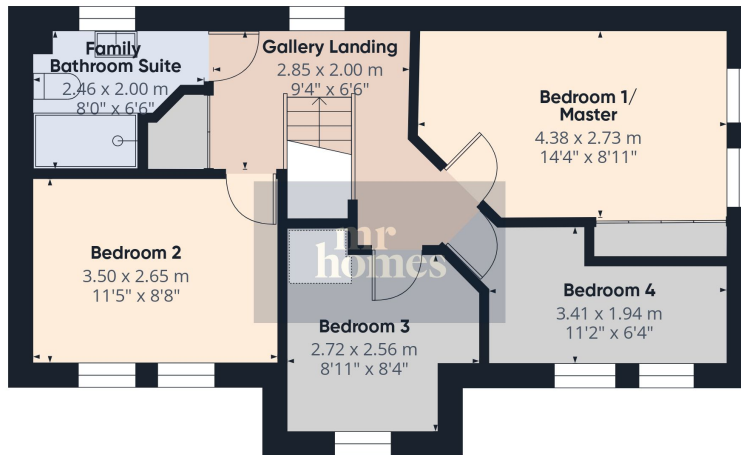


FLOORPLAN & EPC

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Ground Floor



1st Floor

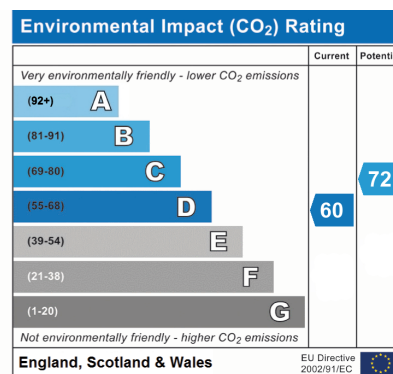
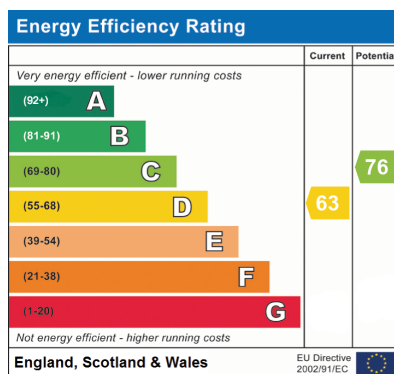
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Approximate total area^m
90.3 m²
973 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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