

FOR SALE

Offers in the Region of £325,000 Freehold



4 Nant-Yr-Arthur, Cardiff, South Glamorgan. CF5 4TY

- 3 BEDROOMS
- Large Kitchen
- Combi Boiler Gas Central Heating
- Large Garden
- Quiet Location
- Cul De Sac
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- SOUGHT AFTER LOCATION 'The Drope'
- DRIVEWAY



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PROPERTY DESCRIPTION

**** Offers in the Region of £325,000 **** Discover this charming 3-bedroom detached house perfectly situated in a peaceful cul de sac, ideal for those seeking tranquillity without compromising on convenience. This property boasts a spacious and bright reception room, providing a comfortable living area for family gatherings or entertaining guests. The large kitchen is a standout feature, offering ample space for cooking and dining, making it the heart of the home. Set in a generous garden, this property provides plenty of outdoor space to relax, play, or garden, ideal for families or those who love outdoor living. Equipped with a modern combi boiler and gas central heating, the home ensures warmth and efficiency throughout the year. Located in a quiet location, this property promises a serene environment while remaining close to local amenities. Perfect for families or anyone looking to enjoy the benefits of a detached home with practical living spaces and a substantial garden, this house offers a fantastic opportunity to secure a comfortable and inviting home in a sought-after setting.



ROOM DESCRIPTIONS

Kitchen

2.86 x 4.49 m

9'4" x 14'8"

Living Room

4.87 x 2.99 m

15'11" x 9'9"

Hallway

1.92 x 4.60 m

6'3" x 15'1"

Bedroom 1

2.88 x 3.93 m

9'5" x 12'10"

Bedroom 2

2.88 x 3.00 m

9'5" x 9'10"

Bedroom 3

1.96 x 2.95 m

6'4 x 9'8"

Bathroom

1.93 x 1.68 m

6'4" x 5'6"



MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Central. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

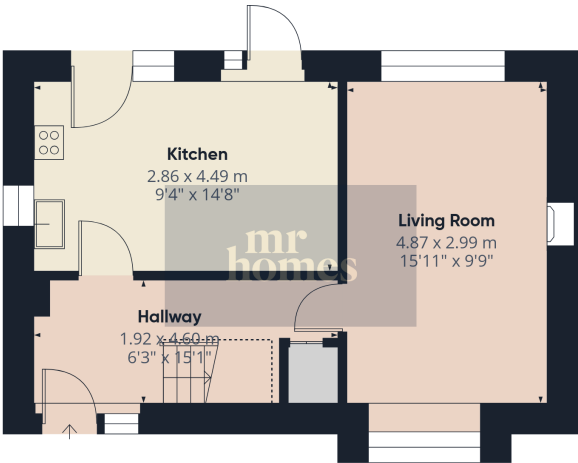
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

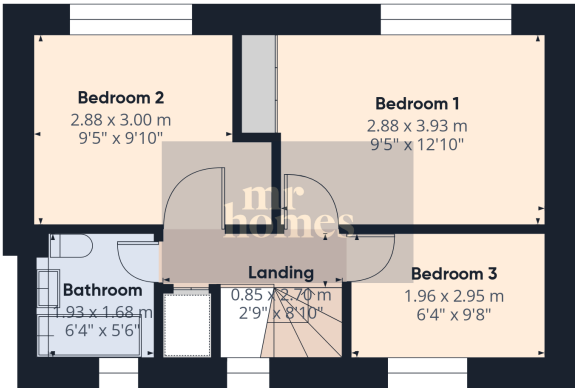
The existence of any public or private right of way? No



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^m
70.2 m²
758 ft²

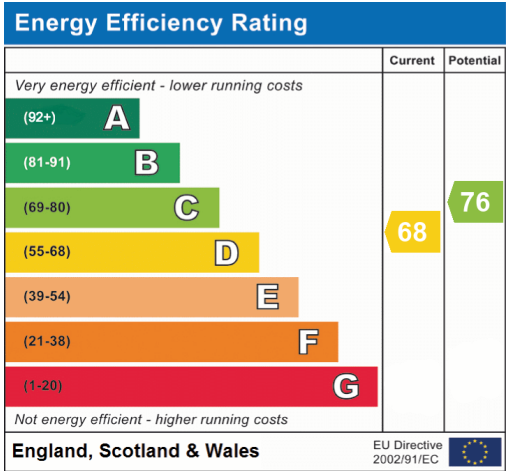
Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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