

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



12 BADER CLOSE, LLANISHEN, CARDIFF CF14 5LN

Modern Four Bedroom End link house situated in a pleasant quiet cul-de-sac just off Crystal Glen. Local facilities are within walking distance at Llanishen Village including a bank and post office and there are many other retail outlets across North Cardiff. Ample recreation space is within easy reach including a grassed area directly in front of the property. Cardiff City Centre is approximately 3 miles distant and can be reached by bus from Fishguard Road or rail from nearby Heath High & Heath Low Level stations – a short walk.

The property is built of brick under a tiled roof and has the benefit of recent modernisation to include a porch and utility space, gas central heating via a modern combination boiler together with Upvc double glazing. The accommodation is well proportioned with good sized rooms and the kitchen and bathroom are recently fitted. Set on a good size, easily maintained plot with block paving to surround and parking for three cars.

Briefly Comprising: Porch, Utility Room, Hall, Ground Floor Cloakroom. Lounge, Large Dining Room/Fitted Kitchen. Two Double Bedrooms and Two Single, Bathroom with Fitted Suite and Walk in Shower. Block Paved Courtyard to surround with Parking for Three Cars.

MODERN FOUR BEDROOM HOUSE

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: £259,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

PORCH: Double glazed uPVC front door with window to side, with fitted roller blind, doors off to utility space and inner hall.

UTILITY SPACE: With space for washing machine and tumble drier, fitted light, new consumer unit, laminate floor.

HALL: (12'3 x 3'9) Radiator, understairs cloaks area with understairs cupboard, stairs to first floor. Panelled doors to all rooms.

GROUND FLOOR CLOAKROOM: (5'7 x 5'5) Double glazed uPVC window to rear, low flush close coupled w.c. wash hand basin in its own vanity unit with mixer tap, part tiled walls and two ceiling light fittings.

FRONT LOUNGE: (11'9 x 13'6) Double glazed uPVC window to front with fitted vertical blinds, one radiator under, coving, ceiling light and arch to dining area.

DINING AREA/KITCHEN (9'6 x 23'4) Laminated floor in similar style to hall, double glazed uPVC window to rear, half double glazed uPVC door to rear courtyard, fitted vertical blinds, one radiator, coving and ceiling light fitting.

KITCHEN: Double glazed uPVC window to rear with fitted roller blind, range of fitted units comprising, cupboards, drawers and work surfaces, with built-in sink unit with mixer tap, four ring gas hob with extractor over and a separate oven with a built-in microwave above, part wall tiling, built-in dish-washer, coving, inset ceiling lighting and wall mounted cupboard with Ideal wall mounted gas combination boiler to serve heating and hot water.

FIRST FLOOR

LANDING: With handrail and slatted balustrading. Access hatch to loft space. Pendant light.

FRONT BEDROOM ONE: (9'6 x 11'3) Double glazed uPVC window to front with fitted vertical blinds and radiator under and pendant light.

REAR BEDROOM TWO: (11'9 x 9'10) Double glazed uPVC window to rear, fitted vertical blind and one radiator under and pendant light.

FRONT BEDROOM THREE: (5'7 x 11'9) Double glazed uPVC window to front with view of grassed area, fitted vertical blind, one radiator under and ceiling light.

REAR BEDROOM FOUR/STUDY (9'6 x 6'6) Double glazed uPVC window to rear, one radiator under and ceiling light.

BATHROOM: (6'1 x 6'5 plus shower) Double glazed uPVC frosted window to rear with fitted roller blind. Suite in white comprising corner bath, pedestal wash hand basin, low flush close coupled w.c. shower cabinet with Mains shower and overhead drencher, towel rack style radiator, fully tiled walls, tiled floor and inset ceiling lighting.

EXTERIOR

FRONT FORECOURT: With wrought iron gate, fencing and block paved.

COURTYARD: Wrought iron gate to side paved area with garden shed, block paved patio area, and raised CAR HARD STANDING with room for 2/3 cars. Bin Stores and wrought iron gate to Bader Close.

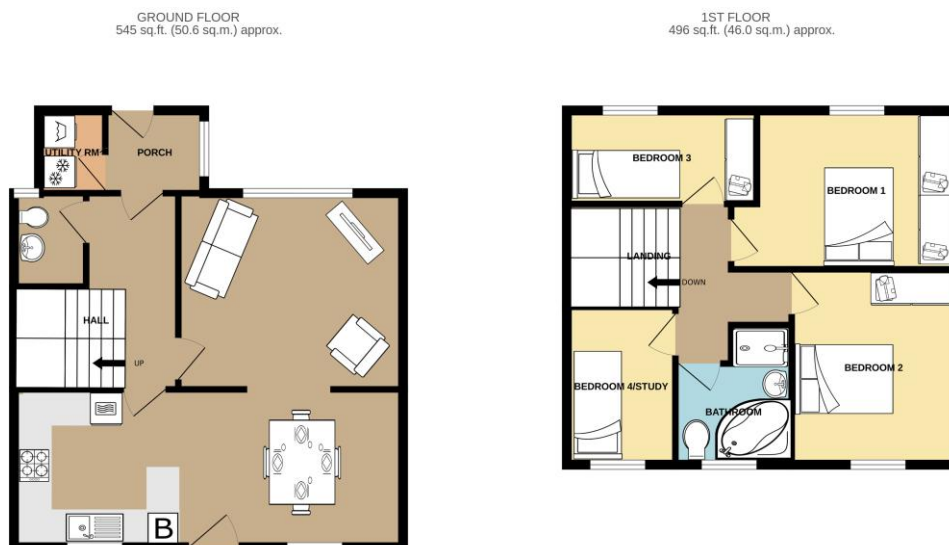
Council Tax Band: D

Energy Performance Rating: C

TENURE: We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.

TOTAL FLOOR AREA: 1040 sq.ft. (96.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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