

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



10 PADARN CLOSE, LAKESIDE, CARDIFF CF23 6ER

Large, Well Proportioned, Three Bedroom, Detached House set in popular and quiet cul-de-sac just off Celyn Avenue, within easy reach of local facilities including the parade of shops on Claerwen Drive. Ample recreational space is readily available with Roath Park with its Lake and Wild Gardens being within an easy walk and Cardiff City Centre, approximately three miles distant can be accessed by buses on Celyn Avenue or by rail from Heath Halt, also a short walk. Local schools include the ever-popular Cardiff High and Lakeside Junior, both enjoying an extremely strong demand.

The property is built of brick under a tiled roof and has the benefit of gas central heating via a Combination boiler, together with uPVC double glazing and offers well proportioned accommodation with large rooms and three very good size double bedrooms. Recent refurbishment includes the bathroom and ground floor cloakroom, and the house occupies a regular, easily maintained, level plot with gardens front and rear, driveway with room for two cars and single garage. Briefly comprising:

Porch, Hall, GF. Cloakroom, Large Through Lounge, Large rectangular Kitchen, three Double Bedrooms and re-fitted Bathroom. Gardens front and rear, Driveway and Garage.

LARGE DETACHED THREE BEDROOM HOUSE

VIEWING BY APPOINTMENT

PRICE GUIDE: OFFERS AROUND £535,000

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: (3'9 x 7'10) Double glazed uPVC frosted window to front and door to match. Inner fully glazed door to -

HALL: (6'5 x 13'7) Herringbone wood block floor, staircase to first floor, one radiator, double glazed uPVC window to front and pendant light.

GROUND FLOOR CLOAKROOM: (6'2 x 2'8) Double glazed uPVC frosted window to side, recent suite in white comprising low flush close couple w.c. with concealed tank and a corner wash basin with vanity unit under, newly decorated walls and ceiling, laminated floor and pendant light.

MAIN LOUNGE/DINING ROOM: (20'11 x 11'5) Double glazed uPVC window to front, curtain pole above, adjacent radiator, double glazed uPVC French doors to rear garden with windows either side, stained and leaded glass frosted windows in uPVC to side, fitted gas fire, two radiators, coving and two ceiling lights.

KITCHEN: (8'11 x 13'6) Double glazed uPVC picture window to rear with fitted vertical blinds. Range of fitted units comprising, cupboards, drawers and work surfaces, double sink unit with mixer tap, space for gas cooker, spaces for washing machine and tumble drier, fridge/freezer, radiator, part wall tiling and double-glazed uPVC rear door with frosted panel, extractor fan and pendant light.

FIRST FLOOR

LANDING: (6'5 x 8'11) Handrail, newel post and panelling, pendant light. Double glazed uPVC tilt and turn window to front, curtain track above, loft hatch with let-down hatch with ladder, giving access to partially boarded loft.

REAR BEDROOM ONE: (9' x 14'11) Double glazed uPVC window to rear, curtain pole above and one radiator under and pendant light.

REAR BEDROOM TWO: (8'11 x 13'6) Picture window to rear, curtain pole above, one radiator under and pendant light.

FRONT BEDROOM THREE: (11'6 x 11'5) Double glazed uPVC picture window to front, curtain pole above, one radiator under, airing cupboard in corner housing Worcester 28cdi Combination boiler to serve heating and hot water and pendant light.

BATHROOM: (6'2 x 7'6) Double glazed uPVC frosted window to front. Recently installed suite in white comprising large panelled bath with mains shower over with overhead drencher and handheld spray, fold back spray screen, wash hand basin and low flush close coupled w.c. set in its own vanity unit, towel rack style radiator, laminated floor, inset ceiling lighting and extractor fan.

EXTERIOR

FRONT GARDEN: Paved front patio, raised beds with mature plants and shrubs.

DRIVEWAY: With room for two cars and approximately 25' in length, giving access to garage. Upvc pedestrian door to side pathway.

GARAGE: (20'5 x 8'3) With up and over door, fitted light, pedestrian door to side pathway and window to rear.

REAR GARDEN: Patio adjacent to the house, rear garden with paving slabs, raised flower beds with mature plants and shrubs and having length of approximately 45' and having a southerly aspect.

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.

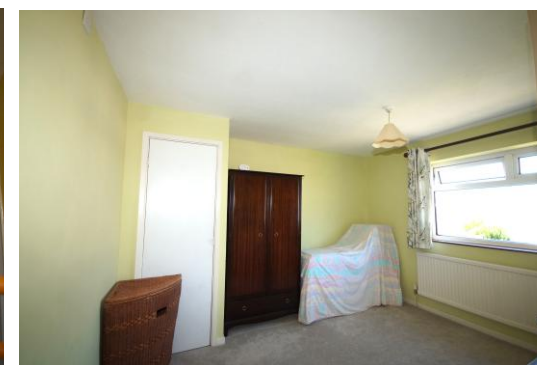
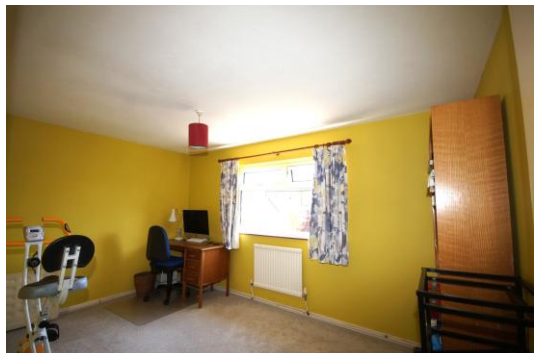
VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients 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.

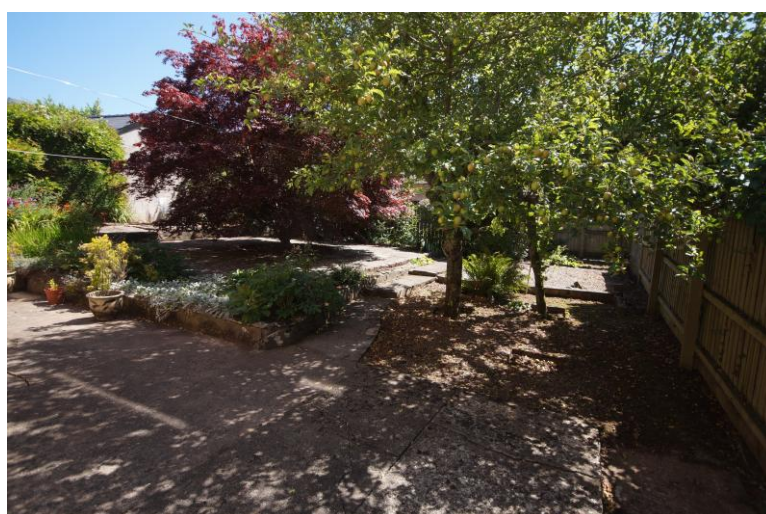
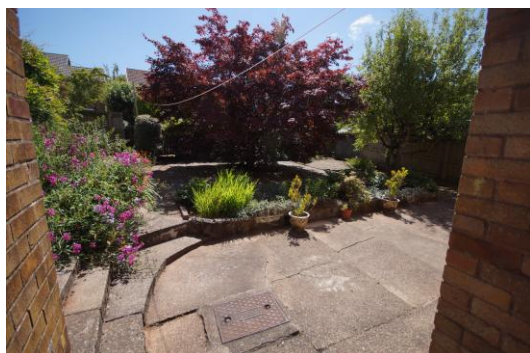
Web-site: Details of this and other properties can be found on our website: www.croftsandavies.co.uk



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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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DETAILS END