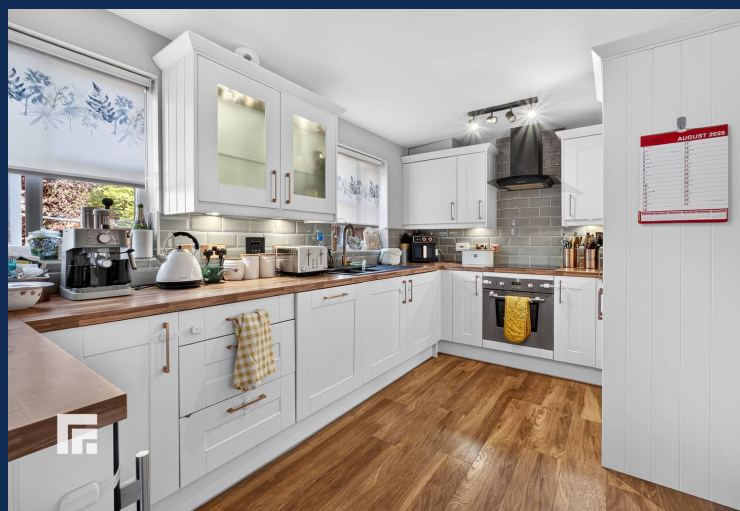




1 Watkins Square, Cardiff

£375,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hall

Entered via uPVC obscured double glazed door to front. Laminate flooring. Radiator. Stairs to first floor. Understairs storage cupboard with space for tumble dryer. Cloak cupboard. Door to w.c and kitchen. Double doors to lounge.

W.c

Tile effect flooring. Radiator. W.c, pedestal wash hand basin with hot and cold taps.

Lounge

15' 8" x 13' 5" (4.78m x 4.08m)

A spacious reception room. Double glazed bay window to front. 2 radiators.

Kitchen/ Diner

22' 6" x 8' 4" (6.86m x 2.55m)

Double glazed door to rear garden. 2 double glazed windows to rear. Laminate flooring. Base and wall units with work surfaces incorporating one and a half composite sink unit with mixer tap. Built in oven with 4 ring electric hob and extractor hood over. Built in fridge / freezer and dishwasher. Space for wine chiller. 2 radiators.

First Floor Landing

Stairs and landing. Access to loft. Airing cupboard housing hot water tank with shelving. Radiator.

Bedroom One

13' 11" x 9' 3" (4.23m x 2.83m)

Double glazed bay window to front. Radiator. TV aerial point. Door to en-suite.

Ensuite

3' 10" x 7' 8" (1.18m x 2.34m)

Shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap and storage below. Heated towel rail.

Bedroom Two

8' 9" x 10' 6" (2.66m x 3.21m)

Double glazed window to rear. Radiator.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to rear. Radiator.

Bedroom Four

8' 6" x 8' 11" (2.59m x 2.72m)

Double glazed window to front. Radiator.

Bathroom

8' 10" x 5' 8" (2.69m x 1.72m)

Obscured double glazed window to rear. Radiator.

Panelled bath with mixer tap and mains shower over, w.c, pedestal wash hand basin with hot and cold taps.

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13' 11" x 9' 3" (4.23m x 2.83m)

Double glazed bay window to front. Radiator. TV aerial point. Door to en-suite.

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Obscured double glazed window to rear. Radiator. Panelled bath with mixer tap and mains shower over, w.c, pedestal wash hand basin with hot and cold taps.





REAR GARDEN

Enclosed low maintenance garden, mostly laid to lawn.
Gate to rear.

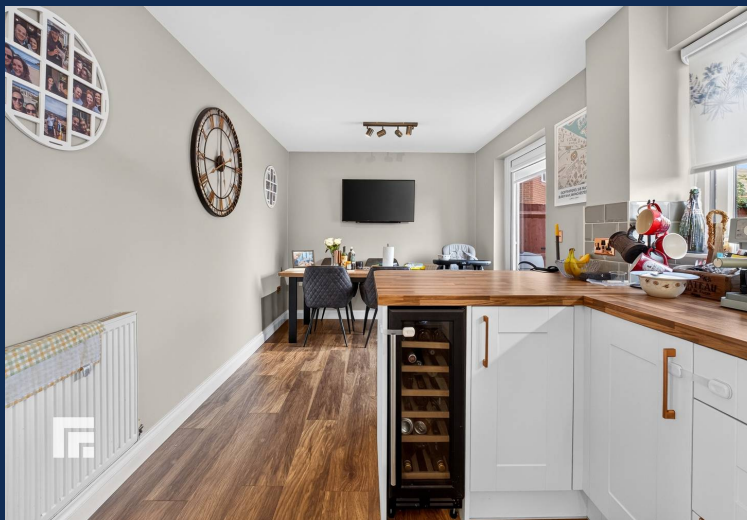
GARAGE

Single Garage

OFF STREET

1 Parking Space

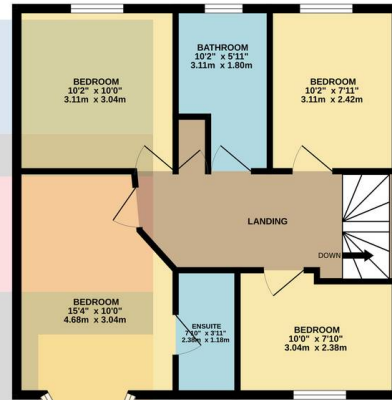
Parking space in front of the garage.



GROUND FLOOR



1ST FLOOR



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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WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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