
22, Yarrow Close
Cardiff, CF5 4QS
Watts
&Morgan



22, Yarrow Close

Cardiff CF5 4QS

£275,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented, three bedroom semi-detached family home situated in a quiet cul-de-sac on the popular Westfield Park development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen and ground floor cloakroom. First floor landing, two double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking and a landscaped rear garden. Being sold with no onward chain.

Directions

Your local office: Penarth
T 02920 712266 (1)
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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a hallway benefiting from wood effect laminate flooring and a carpeted staircase leading to the first floor.

The living room enjoys wood effect laminate flooring and a set of uPVC double glazed windows to the front elevation.

The dining room benefits from continuation of laminate wood flooring, a recessed understairs storage cupboard and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an electric oven/grill, a 5-ring gas hob with an extractor fan over and a drinks cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect luxury vinyl tile flooring, partially tiled splashback, recessed ceiling spotlights, a stainless steel bowl and a half sink with a mixer tap over, a cupboard housing the 'Worcester' combi boiler and a uPVC double glazed window to the rear elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard, a hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom three is a single bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.

GARDENS AND GROUNDS

22 Yarrow Close is approached off the street onto a tarmac drive providing off-road parking.

The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

Freehold.

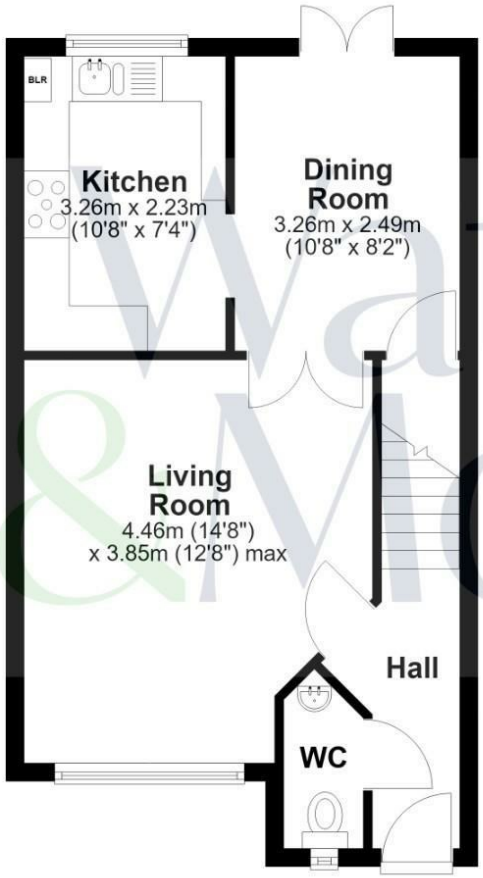
All mains services connected.

Council tax band 'D'.

EPC rating 'C'.

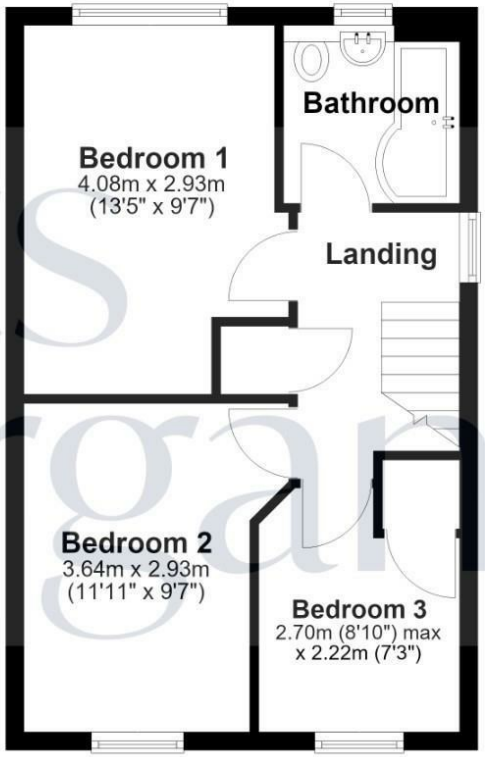
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor

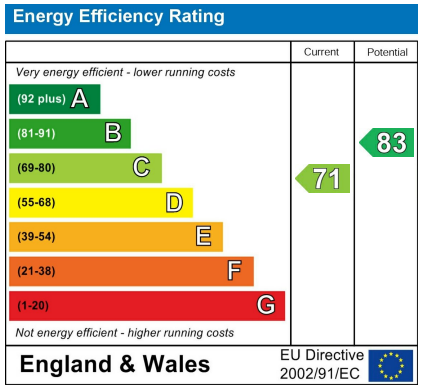
Approx. 37.7 sq. metres (405.6 sq. feet)

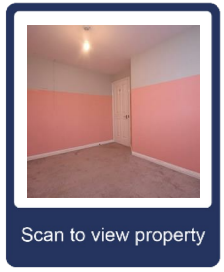


Total area: approx. 77.2 sq. metres (831.1 sq. feet)









Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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