Bartley Wilson Way

CANTON, CF11 8EL

GUIDE PRICE £325,000

Hern & Crabtree



Bartley Wilson Way

A beautifully presented three-bedroom modern home on the popular Bartley Wilson Way.

The ground floor opens into a welcoming entrance hallway with useful storage and a cloakroom/WC. A separate living room provides a comfortable space to relax, while the real heart of the home is the spacious kitchen/dining room, extending across the rear of the property. Fitted with a range of modern units, integrated appliances and a central island, there is ample room for a dining table, with wide glazed doors opening directly onto the garden and bringing plenty of natural light into the room.

Upstairs are three bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. The remaining bedrooms provide flexible accommodation for children, guests or home working, while a separate family bathroom completes the first floor.

Outside, the enclosed rear garden has been arranged for both entertaining and everyday family use, with a lawn, planted borders and generous decked seating areas. The property also benefits from off-road parking and garage provision, adding further practicality.

Conveniently positioned for local amenities, schools and transport links, with straightforward access towards Canton, Victoria Park and Cardiff city centre, this is an excellent opportunity for buyers looking for a well-maintained and versatile modern home.











Approx 974.00 sq ft

Council Tax Band: E

Front
Front forecourt garden with mature shrubs and tree. Outside light. Storm porch.

Entrance Hall
Enter via a composite door with obscure glazed panel. Doors leading to the living room and ground floor WC. Staircase rising to the first floor and useful under-stairs storage. Wooden laminate flooring and radiator.

Cloakroom
Obscured window to the front elevation. WC and wall-mounted wash hand basin. Tiled flooring and radiator.

Living Room
Double glazed full length window to the front elevation. Radiator.

Kitchen/Dining Room
Double glazed sliding doors leading out to the rear garden. Wall and base units with worktops over and upstands. Integrated four ring gas hob with glass splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Island with space for seating. Tiled flooring. Radiator.

Landing
Stairs rise up from the entrance hall. Wooden handrail and spindles. Matching bannister. Loft access hatch. Radiator. Built-in storage cupboard with concealed gas combination boiler.

Bedroom One
Double glazed full length window to the front elevation. Fitted wardrobes. Half rise feature wall panelling. Radiator. Door to the en-suite.

En-Suite
WC and wall-mounted wash hand basin. Fitted shower enclosure with electric shower and glass sliding door. Part tiled walls. Vinyl flooring. Heated towel rail. Shaver point. Extractor fan.

Bedroom Two
Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three
Double glazed window to the rear elevation. Half rise feature wall panelling. Radiator.

Bathroom
Double glazed obscure full length window to the front elevation. WC and wall-mounted wash hand basin. Bath with fitted shower and glass sliding door. Part tiled walls. Vinyl flooring. Heated towel rail. Shaver point. Extractor fan.

Garden
Enclosed rear garden. Pedestrian gate leading to the rear access. Paved patio. Grass lawn. Timbre decked seating areas. Flower borders with mature shrubs and trees. Outside light. Cold water tap.

Garage & Parking
Garage located to the rear of the property with an up-and-over door, together with allocated off-road parking.

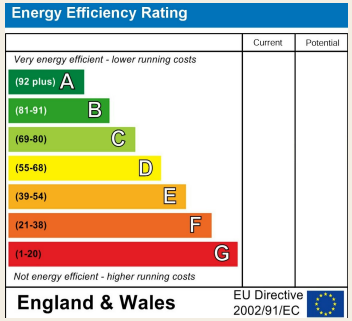
Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating TBC. Residents contribute to site maintenance, managed by Seraph £386 per annum

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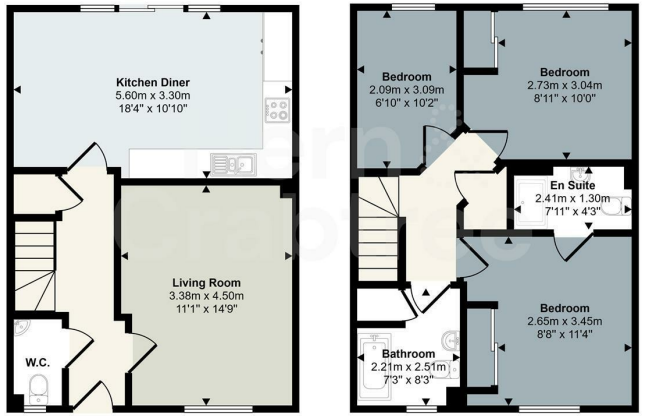
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft

First Floor
Approx 46 sq m / 492 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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