



Nicholson Webb Close, Cardiff CF5 2RL

welcome to

Nicholson Webb Close, Cardiff

Well-presented four-bedroom detached family home offering spacious accommodation throughout, with a private rear garden, detached garage and driveway parking. Ideally situated close to local amenities, schools and excellent transport links.

Rear Garden

Enjoying a delightful tree-lined outlook, the rear garden offers a wonderful extension of the living accommodation. The space features a generous patio perfect for entertaining alongside a well-kept lawn, creating an inviting environment for both relaxation and family life. Accessible from the dining room, kitchen and side entrance, the garden also benefits from gated rear access to a single garage, providing secure parking and valuable storage.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Laminate flooring. A gas radiator, under-stair storage cupboard, which houses the fuse board. Doors lead through to the WC, kitchen, and lounge, with stairs rising to the first floor.

Cloakroom & Downstairs Toilet

Tiled flooring and tiled walls. A small double-glazed frosted window to the side aspect provides natural light and ventilation. Fitted with a low-level WC and hand wash basin.

Lounge

14' 6" Max x 13' Max (4.42m Max x 3.96m Max)
Carpeted flooring. A large double-glazed window to the front aspect allows plenty of natural light. Feature fireplace with gas fire inset and a gas radiator. Dimmable lighting and a Dimwell light switch. An attractive arched opening leads through to the dining room, while sliding patio doors

provide access to the rear garden.

Dining Room

12' 4" Max x 11' 1" Max (3.76m Max x 3.38m Max)
Well-proportioned dining room with fitted carpeting throughout and a gas radiator, providing an ideal space for formal dining and entertaining.

Kitchen

12' 6" Max x 8' 10" Max (3.81m Max x 2.69m Max)
Partially tiled walls and flooring. Fitted with a range of base and wall-mounted units incorporating a stainless steel sink and drainer. Integrated electric oven with gas hob and extractor fan over. Double-glazed windows to the side and rear aspects provide natural light, while a single door offers direct access to the rear garden. Additional features include an integrated dishwasher, integrated washing machine, new fridge freezer, gas radiator, and a cupboard housing a gas boiler.

Landing

Carpeted throughout with doors providing access to all bedrooms and the family bathroom. Double-glazed window to the side aspect. Access to the loft space. Handrail from the ground floor to the first floor. Airing cupboard.

Bedroom One

13' 3" Max x 10' 8" Max (4.04m Max x 3.25m Max)
Carpeted flooring. Built-in wardrobes provide ample storage space. Double-glazed window to the front aspect allowing for plenty of natural light. Gas radiator.

Bedroom Two

10' 7" Max x 10' 8" Max (3.23m Max x 3.25m Max)
Carpeted flooring. Built-in wardrobes provide ample storage space. Double-glazed window to the rear



aspect allowing for plenty of natural light. Gas radiator.

Bedroom Three

10' 7" Max x 9' 3" Max (3.23m Max x 2.82m Max)
Carpeted flooring. Double-glazed window to the front aspect providing natural light. Built-in over-stairs storage cupboard offering useful additional storage space. Gas radiator.

Bedroom Four

8' 5" Max x 7' 3" Max (2.57m Max x 2.21m Max)
Carpeted flooring. Double-glazed window to the rear aspect providing natural light. Gas radiator

Bathroom

6' 2" Max x 5' 7" Max (1.88m Max x 1.70m Max)
Tiled flooring and fully tiled walls. Double-glazed frosted window to the side aspect. Fitted with a panel-enclosed bath with overhead shower, hand wash basin, and low-level WC. Additional storage cupboards provide useful storage space. Gas radiator.

Garage

Single garage with an electrically operated up-and-over door, providing convenient and secure access.

Front Garden

Predominantly laid to lawn, providing a good-sized turfed area for outdoor enjoyment. Gated access leads to the rear garden and provides access through to the garage.



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



welcome to

Nicholson Webb Close, Cardiff

- Four-bedroom detached family home
- Spacious lounge and separate dining room
- Private rear garden with patio and lawn
- Private garage and driveway parking
- Catchment area to Radyr High School

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£500,000



Please note the marker reflects the postcode not the actual property

check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
CRP108258 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



[allenandharris.co.uk](https://www.allenandharris.co.uk)