



**Detached, Three Bedroom Family Home  
Waterston Road, Cardiff, CF14 2SS  
Offers in the Region of £330,000**

# Waterston Road, Cardiff, CF14 2SS



**Move-in-ready detached home | Large wrap-around garden | Driveway for two cars | Bright dual-aspect lounge | Modern kitchen/diner | Generous conservatory | Three well-proportioned bedrooms | Contemporary family bathroom | Gas central heating & Double glazing | Prime Gabalfa location | Viewing Highly Recommended**

**MOVE STRAIGHT IN!** A Modern three-bed detached home with large wrap-around garden and driveway. Features a bright lounge, kitchen/diner, conservatory, three bedrooms and modern bathroom. Corner plot with potential to extend. Close to schools, UHW, shops, parks, and transport.

Located in one of Cardiff's most convenient, well-connected, and amenity-rich pockets, in the heart of the Gabalfa suburb of the city. It offers quick access to schools, transport, shops, green spaces, and major commuter routes, making it ideal for professionals, families, and anyone who wants strong connectivity without sacrificing community feel. The property comprises of a lounge, modern kitchen/diner with French doors leading to large conservatory and onward to the garden plus a cloakroom to the ground floor. To the first floor can be found THREE bedrooms and a family bathroom. The property boasts gas central heating from a combination boiler and double glazing throughout.

This charming Three-Bedroom Detached Home, set on a corner plot, in Gabalfa with generous proportions offers an incredible opportunity for those seeking a spacious property with potential to extend if you so wished. The property also benefits from double glazed windows, off road parking for two cars and low maintenance front and rear gardens.

#### **Accommodation Overview:**

**To the Ground Floor:** The ground floor boasts a welcoming entrance hallway, a bright and airy lounge with front aspect through a bay window, a functional kitchen/dining room, a spacious conservatory and a separate WC.

**To the First Floor:** Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with three piece modern bathroom suite, perfect for a growing family or guests.

**Outdoor Space:** With loads of different areas to enjoy the front and rear gardens, offering ample space for outdoor activities or future extensions.

**Parking and Features:** This home includes a driveway for two cars on the side of the property accessed via wooden gates. Additionally, it benefits from gas central heating, ensuring comfort throughout the year.

With its peaceful suburban location, spacious layout, and significant potential for personalisation, this property is perfect for those looking to create their dream home in a charming community setting.

#### **Location.**

This home offers superb convenience with excellent transport links, highly regarded schools and a wealth of local amenities all close by, major supermarkets, the University Hospital of Wales, and beautiful green spaces including Hailey Park and the Taff Trail. With quick routes into the city centre, Cardiff University and the M4, it's an ideal location for professionals, families and anyone seeking a well-connected, vibrant North Cardiff community.



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## The Accommodation Comprises

**Entrance Hallway.** Step inside through the uPVC glazed door into a bright, welcoming hallway that sets the tone for the rest of the home. With laminate flooring and doors leading to the lounge, kitchen and downstairs WC, this is a practical and inviting space that instantly feels comfortable.

**Living Room.** A wonderfully light and generously sized living room, enjoying dual-aspect windows to the front and side that fill the space with natural daylight. The layout offers the perfect setting for relaxed family evenings, with laminate flooring and a useful under-stairs storage cupboard. Double glazed doors open into the kitchen/diner, creating a sociable flow through the ground floor.

**Kitchen/Diner.** A well-designed and spacious kitchen/diner that works beautifully for everyday family life. The kitchen offers a wide range of quality eye-level and base units, ample worktop space and room for all appliances. Budding chefs will appreciate the gas hob with chimney extractor, electric oven and stainless-steel one-and-a-half bowl sink with mixer tap. There is plenty of room for a family dining table, making this a natural hub for mealtimes and gatherings. A uPVC window overlooks the conservatory, while French doors open directly to the conservatory, enhancing the sense of space and connection to the outdoors.

**Conservatory.** A versatile, light-filled room that offers valuable additional living space. Whether used as a second reception room, playroom, reading nook or music room, it's a place the whole family can enjoy. With tiled flooring and French doors leading out to the rear patio, it's ideal for relaxing or entertaining throughout the year.

**Downstairs WC.** A modern white suite with an obscured window to the front — a practical addition for busy households.

## First Floor

**Landing.** A spacious landing area providing access to all bedrooms, the family bathroom and the loft.

**Master Bedroom.** A generously proportioned master bedroom overlooking the front of the property. There is ample space for wardrobes, a king-size bed and additional furniture, making it a calm and comfortable retreat at the end of the day. Includes uPVC window, radiator and power points.

**Bedroom Two.** Another excellent double bedroom, currently used as a child's room but equally suitable as a guest room or teenager's bedroom. Overlooking the rear garden, it offers good proportions, a radiator and power points.

**Bedroom Three.** A versatile single bedroom currently utilised as a study. With a window to the front and built-in storage over the stairs, it's ideal as a home office, nursery or hobby room.

**Family Bathroom.** A contemporary bathroom featuring a walk-in shower, fully tiled walls and flooring, a stylish wash hand basin with mixer tap, low-level WC and heated towel rail. The obscured rear window provides privacy while allowing natural light to brighten the space — a refreshing start to any morning.



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## Outside

**Rear Garden** - A private and enclosed garden providing the perfect spot to relax which is an ideal spot for a relaxing drink after work or those special family BBQs. Mainly laid with lawn, mature and established shrubs and planting borders.

**Side Garden.** - Side access to drive with space for two cars.

**Front Garden** - Mainly laid to lawn, pathway to side access leading to the front door, enclosed by a small brick built wall and well established hedge.

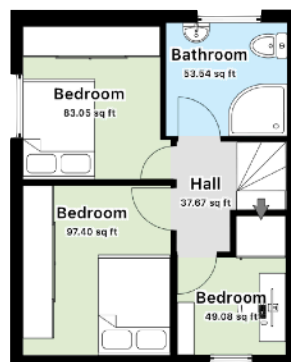
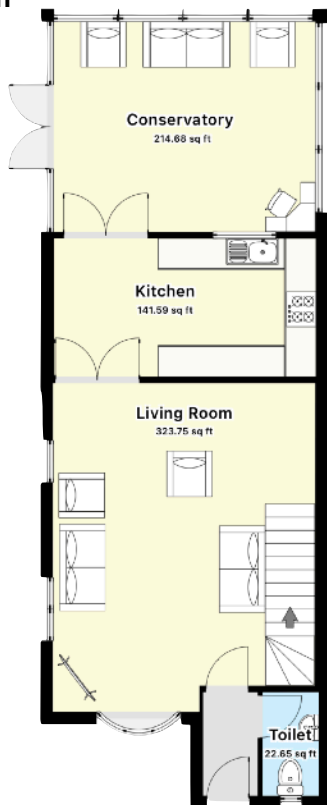
**Tenure** - We have been advised that this property is Freehold although this should be verified by the purchasers.

**Council Tax** - Band D

**Energy Performance Certificate: C**

**VIEWING** - Strictly by appointment with the agents.

## Floorplan



Room Dimensions - 1045 sq ft (97 Sqm)

### Ground Floor

Living Room	16'4" x 20'6" (4.98m x 6.25m)
Kitchen/Diner	16'4" x 8'8" (4.98m x 2.64m)
Conservatory	16'4" x 13'1" (4.98m x 3.99m)
Downstair WC	3'6" x 6'6" (1.07m x 1.98m)
Hall	2'7" x 6'6" (0.79m x 1.98m)

### First Floor

Bedroom One	9'3" x 10'7" (2.82m x 3.23m)
Bedroom Two	9'3" x 9'6" (2.82m x 2.90m)
Bedroom Three	6'9" x 6'1" (2.06m x 1.85m)
Family Bathroom	7'7" x 7'1" (2.31m x 2.16m)

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