

The Overview

Property Name:
33 Powderham Drive
Cardiff
CF11 8ND

Price:
£400,000

Qualifier:
Asking price

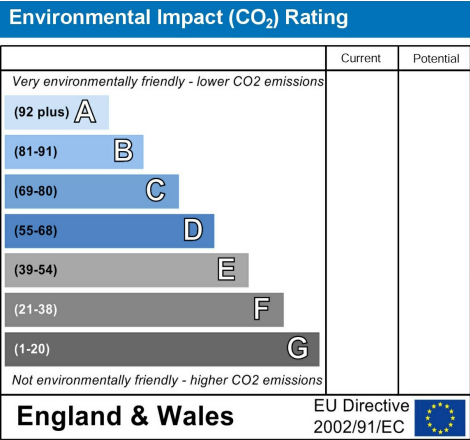
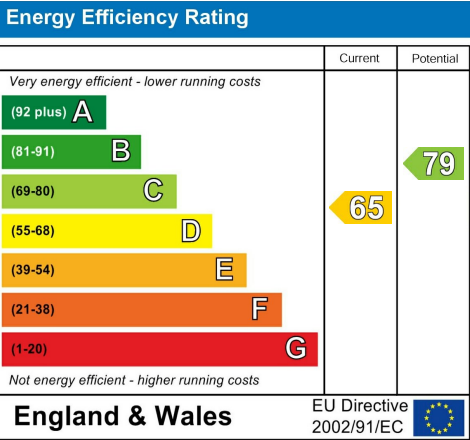
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The EPC



The Bullet Points

- Detached Property
 - Two Reception Rooms
 - Downstairs Toilet
 - Built-In Wardrobes
 - Spacious Garden with Patio
- Off-Street Parking
 - Open-Plan Kitchen/Dining
 - Master Ensuite
 - Family Bath/Shower Room
 - Side Access



The Main Text

Welcome to Powderham Drive, a charming three-bedroom detached property in Cardiff's heart. This delightful home boasts off-street parking and perfectly blends comfort, space, and functionality.

Upon entering, you are greeted by a welcoming hallway that leads to the first reception room, ideal for a cosy living area. This space seamlessly connects to the dining room, with doors that allow for the option of separating these areas for more intimate gatherings. The dining room features sliding doors that open onto the beautiful garden, creating a perfect indoor-outdoor flow.

The ground floor also includes a convenient downstairs toilet and a well-appointed kitchen that effortlessly merges with the second dining room. This open-plan design is perfect for family meals and entertaining, with patio doors from the dining area leading directly to the garden. Additionally, the kitchen provides access to the second reception room, which offers a versatile space for a home office, playroom, or additional lounge area and includes a handy storage cupboard.

Upstairs, you will find three generous-sized bedrooms. The main bedroom is a true retreat, featuring built-in wardrobes around the bed and an ensuite shower room for added privacy and convenience. One other bedroom also offers built-in wardrobes, providing ample storage space. The family bath/shower room on this floor ensures comfort for the whole family, and an additional storage cupboard on the landing adds to the practicality of the home.

The spacious back garden is a standout feature. It offers a patio area perfect for seating and outdoor dining, a lush grass area for children, and a shed for additional storage. The garden also benefits from side access, enhancing its convenience and usability. Due to the garden size, this property has potential for extension, subject to necessary planning permissions.

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Additional Information
Type of home: Detached Property
Tenure: Freehold
EPC:
Council tax band: F
Borough: Cardiff

Local Area
The local area of Cardiff's Powderham Drive offers a vibrant and welcoming community atmosphere. Nestled within a picturesque neighbourhood, residents enjoy access to various local amenities, including parks, boutique shops, and charming cafes. The area boasts multiple recreational facilities and green spaces, perfect for outdoor activities and strolls. With a strong sense of community and an array of local events, Powderham Drive is an ideal location for those seeking a blend of tranquility and vibrant local life. Cardiff Centre, a mere 15-minute walk away, provides easy access to cultural attractions, entertainment venues, and nightlife, ensuring convenience and excitement right at your doorstep.

Schools
The area surrounding Powderham Drive is well-served by reputable schools catering to various age groups. Parents can choose from multiple primary and secondary education options, all known for their vital academic programs and supportive learning environments. The schools in this area are highly regarded, with many offering extracurricular activities and programs designed to enhance student development and engagement. This makes the neighbourhood attractive for families seeking quality education opportunities for their children.

Local Transport
Powderham Drive benefits from excellent transport links, making it a convenient location for commuters and travellers alike. The area is well-connected by a network of bus routes that provide frequent and reliable services to various parts of Cardiff and beyond. Additionally, a train station is within walking distance, offering quick and efficient rail links to major destinations. Significant roadways are easily accessible, allowing for straightforward car travel to the city centre and neighbouring regions. For those preferring alternative modes of transport, the locality offers well-maintained cycling paths and pedestrian-friendly routes, ensuring easy and efficient connectivity for all residents.

Key Information
Water:
What is the nature of the property's water supply? Welsh Water
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No
Are there any additional costs associated with maintaining the water supply? No

Heating:
What is the nature of the property's heating supply? British Gas

Is the property linked to the main gas line, or does it rely on an LPG heating system? Main Gas
What are the evaluation requirements and potential costs associated with the heating system? No

Electric:
What is the nature of the property's electricity supply? British Gas
Does the property operate independently of the national grid and rely on a generator for power? National Grid
What are the evaluation requirements and potential costs associated with the electricity supply? No

Sewerage:
What is the nature of the property's sewerage supply?
Does the property use septic tanks or cesspits, and what are the maintenance requirements? No
What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:
What is the nature of the property's broadband supply? BT
Is a broadband connection available, or will there be additional costs for establishing a connection? Yes, a connection is available at a cost for the owner to the provider.

Parking:
What is the availability of parking for the property? Driveway 3-4 vehicles
Are there additional costs associated with parking, such as the need for parking permits? No

Rights and Restrictions:
Are there any rights or restrictions for the property? No
Are there any private rights of way associated with the property? No
Are there any public rights of way affecting the property? No
Is the property listed, and if so, what restrictions apply? No
Are there any other specific restrictions that apply to the property? No

Risks:
Are there any risks associated with the property? No
Has the property experienced flooding in the last five years? No flooding ever experienced
Are there flood defences in place for the property? Unknown
What is the source of any potential flooding risk? Do not know of any potential flood risk



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33 Powderham Drive, Cardiff, CF11 8ND

The Photographs

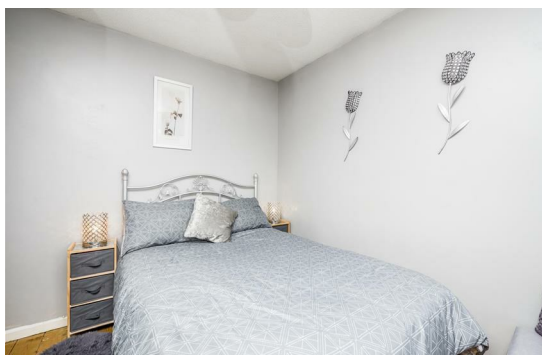
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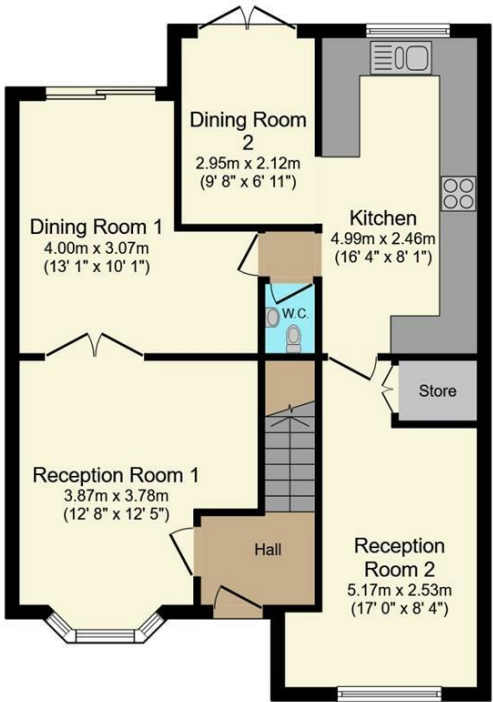


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The Floorplan

The Map



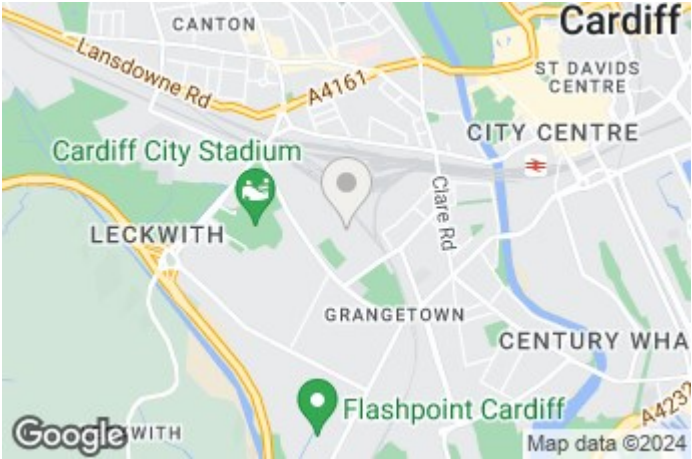
Ground Floor
Floor area 66.8 sq.m. (719 sq.ft.)



First Floor
Floor area 37.3 sq.m. (401 sq.ft.)

TOTAL: 104.1 sq.m. (1,121 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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