



40 Beechley Drive, Cardiff
£300,000

FORTIS
Estate Agents



40 Beechley Drive

Cardiff

Spacious three bedroom semi detached freehold home with modern kitchen, contemporary bathroom, driveway parking, and stylish living areas. Ready to move in. Book your viewing today.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 Bedrooms
- Modern Kitchen
- Modern bathroom
- Large Garden
- Driveway
- Freehold

Entrance Porch

A bright and inviting enclosed porch provides the perfect introduction to the property. Accessed via a white uPVC entrance door, the space is surrounded by windows that flood the area with natural light, creating a warm and welcoming atmosphere. Finished with attractive wood-effect flooring, a stylish clad-effect ceiling and feature lighting, the porch also offers excellent storage potential before opening through double paned doors into the main home.

Hallway

The spacious hallway creates a seamless flow between the principal living areas, offering open access to both the lounge and kitchen whilst providing stairs to the first floor. Finished with wood-effect flooring and benefiting from under-stair storage housing the boiler, the hallway combines practicality with contemporary style.

Lounge

The beautifully appointed lounge is a wonderfully relaxing space, enhanced by a large picture window that fills the room with natural light. A striking feature fireplace incorporating a charming log-burning stove creates a stunning focal point and adds warmth and character to the room. Wood-effect flooring and tasteful décor complete this inviting family living area.

Kitchen / Diner

The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, designed to offer both style and functionality. Beautifully fitted with contemporary shaker-style cabinetry, complemented by contrasting dark worktops and sophisticated grey metro-tiled splashback, the kitchen delivers a timeless yet modern aesthetic. A large picture window above the sink frames pleasant garden views while flooding the space with natural light. The kitchen is fully equipped with integrated double ovens, a four-burner gas hob with contemporary extractor hood, extensive work surfaces and an abundance of storage. Wood-effect tiled flooring flows throughout, enhancing the luxurious feel while offering practicality for everyday living. The generous dining area provides ample space for family meals and entertaining guests, with sliding patio doors opening





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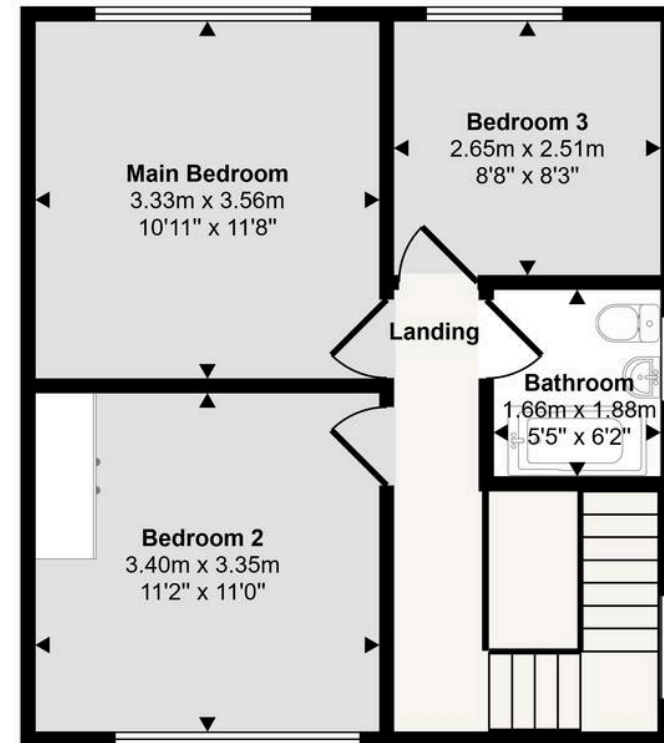




Approx Gross Internal Area
102 sq m / 1101 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft



First Floor
Approx 43 sq m / 468 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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GARDEN

The impressive rear garden has been thoughtfully designed for both relaxation and entertaining. Immediately outside the property is a generous patio seating area sheltered by a stylish pergola, creating the perfect setting for al fresco dining and summer gatherings. A bespoke wooden style bar and BBQ station provides a fantastic focal point for entertaining family and friends, while steps lead to the main garden beyond. Attractive pathways guide you through the landscaped space, which features a well-maintained lawn, two substantial raised sleeper planters and a useful outdoor storage shed positioned at the rear. Offering the perfect balance of outdoor living, family enjoyment and entertaining potential, this exceptional garden is a true extension of the home.

DRIVEWAY

1 Parking Space





Fortis

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