



17 Ashcroft Crescent, Cardiff
Cardiff

£400,000

FORTIS
Estate Agents



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Cardiff

Stylish three-bed, two-bath semi with open plan living, modern kitchen, landscaped garden, patio, off-road parking, utility room, and spacious, well-decorated interiors. Ideal for families.

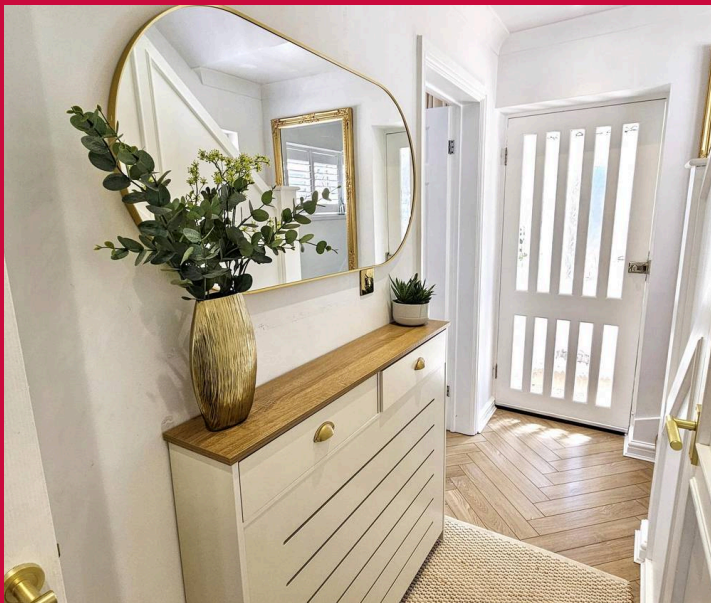
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off-road parking
- Spacious landscaped garden
- Large sliding glass doors (garden access)
- Modern open plan kitchen
- Integrated kitchen appliances
- Marble countertops
- Herringbone wood flooring throughout
- Stylish modern bathrooms
- Abundant natural light (large windows with shutters)
- Contemporary decorative wall panelling



Porch

Step through the stylish uPVC entrance door with an elegant glazed panel into the enclosed porch, a welcoming space bathed in natural light thanks to a large glazed window that maintains both brightness and privacy. Beautifully laid designed tiled flooring, contemporary ceiling spotlights and a radiator create an inviting introduction before a further glazed internal door leads into the heart of the home.

Hallway

The impressive entrance hallway immediately sets the tone for the quality found throughout. Stunning herringbone flooring flows seamlessly across the entire ground floor, complemented by recessed ceiling spotlights and refined décor. The hallway provides access to all principal ground floor rooms, the staircase to the first floor, a convenient downstairs cloakroom and a useful under-stairs storage cupboard.

Lounge / Diner

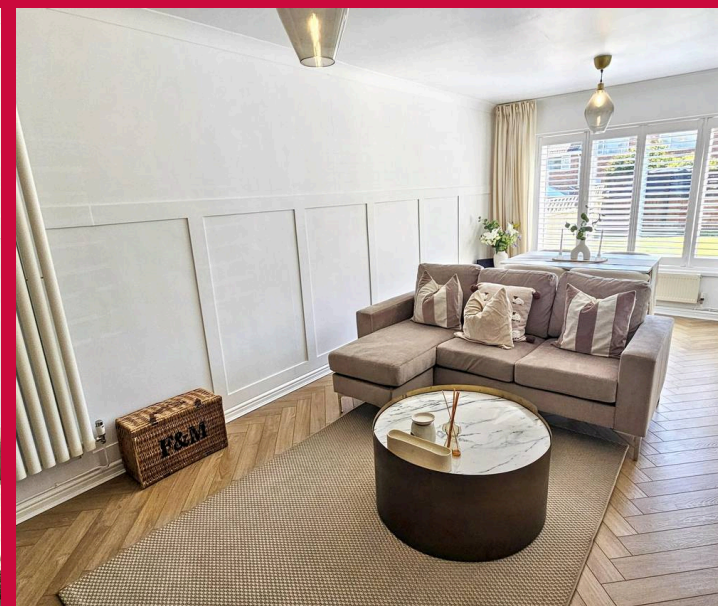
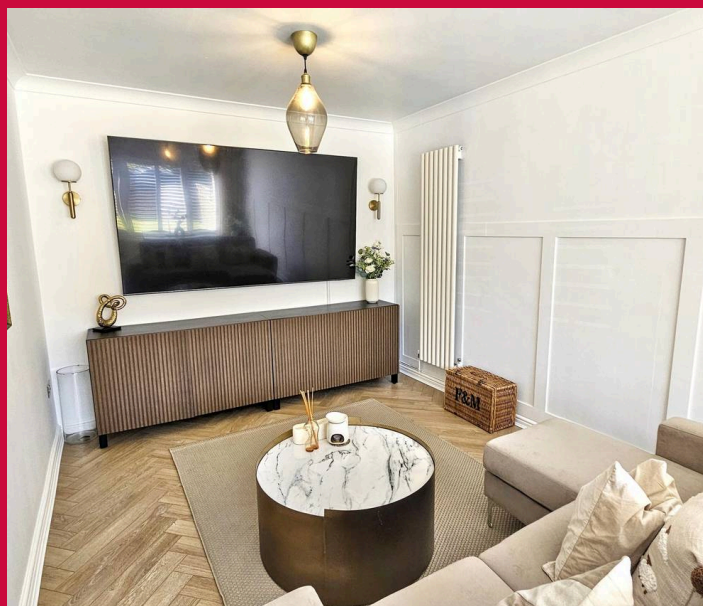
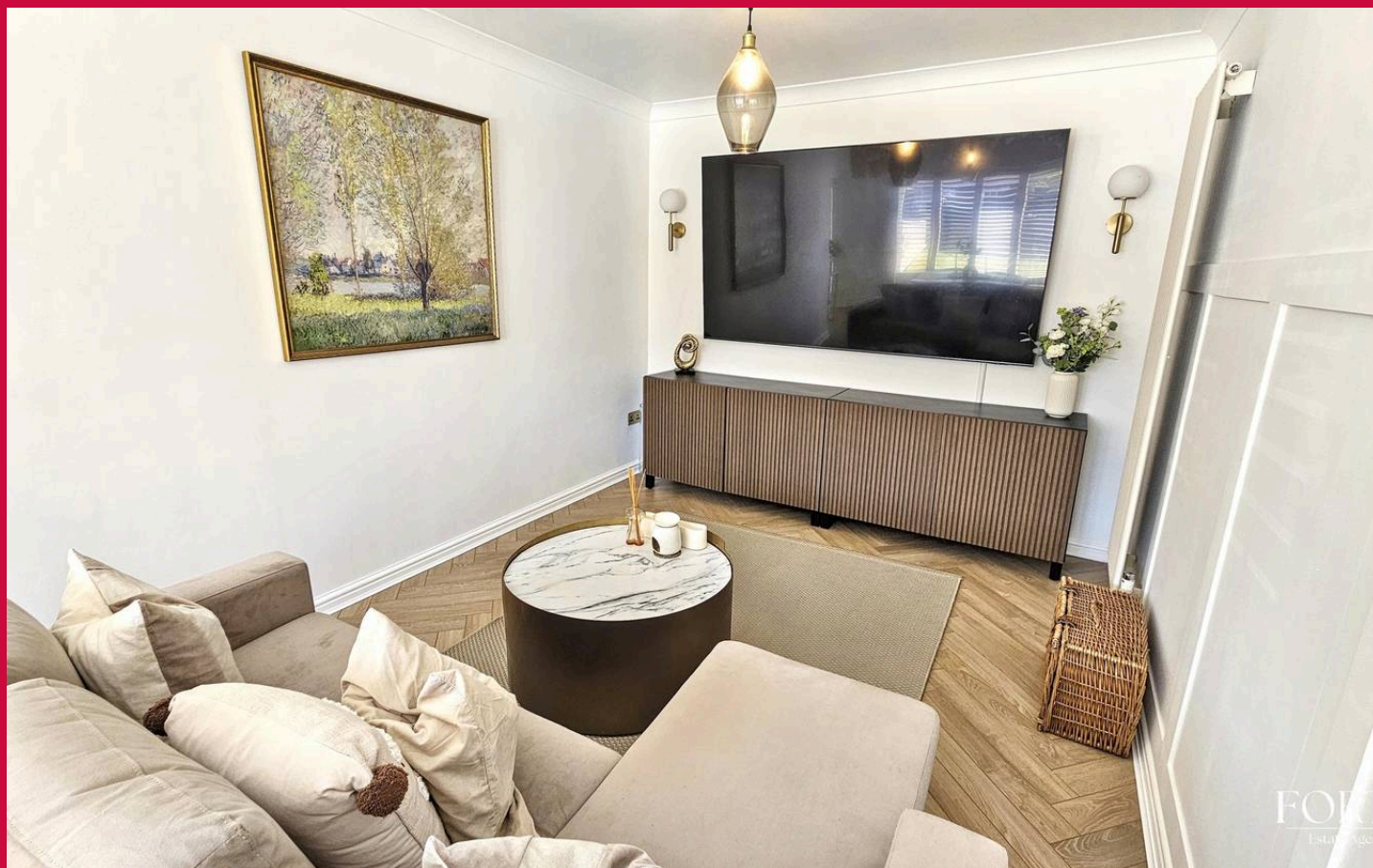
16' 10" x 10' 5" (5.14m x 3.17m)

The beautifully proportioned lounge and dining room has been designed with both entertaining and everyday family living in mind. Decorative wall panelling creates an elegant focal point, while a large picture window fills the room with an abundance of natural light. The luxurious herringbone flooring continues throughout, enhanced by two ceiling light points, feature wall lighting and an impressive contemporary radiator. Every detail has been carefully considered, from the premium gold-finished switches and sockets to the tasteful decorative touches that elevate the space.

W.C

5' 1" x 4' 11" (1.54m x 1.49m)

The ground floor cloakroom continues the home's high specification, featuring herringbone flooring, a contemporary wash basin with elegant gold tapware, low-level WC and a frosted glazed window providing natural ventilation. Gold accessories, including towel rail and door furniture, add a refined finishing touch, while a radiator and ceiling lighting complete this beautifully presented space.





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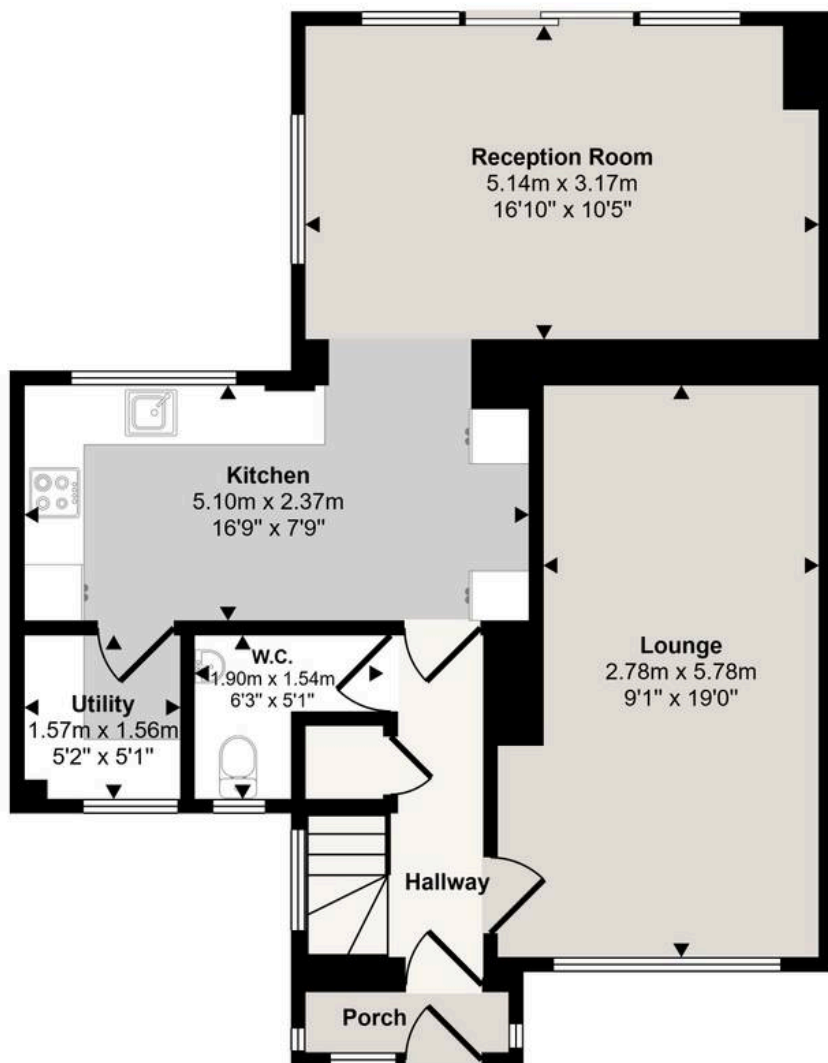


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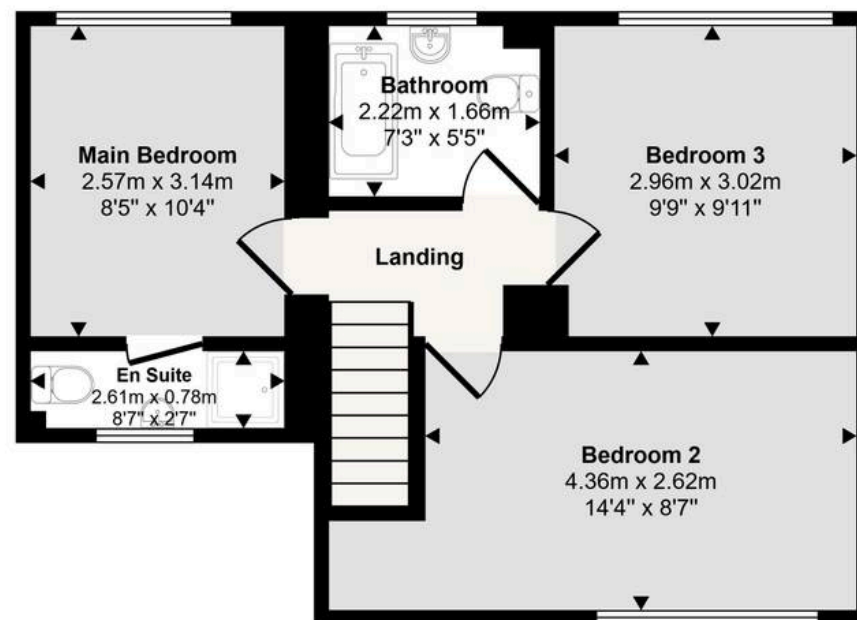
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Approx Gross Internal Area
105 sq m / 1126 sq ft



Ground Floor
Approx 62 sq m / 663 sq ft



First Floor
Approx 43 sq m / 463 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.

GARDEN

The beautifully landscaped rear garden has been thoughtfully designed to provide the perfect balance of relaxation, entertaining and practicality. Wrapping around the property, it offers generous outdoor space that seamlessly extends the living accommodation, creating an ideal setting for both everyday family life and social occasions. A beautifully designed seating area provides the perfect spot for al fresco dining, morning coffee or evening entertaining, while the expansive garden continues through to the substantial driveway, offering excellent versatility and a wonderful sense of space. A garden shed is discreetly tucked away in the corner, providing practical storage without compromising the clean, contemporary aesthetic of the outdoor space.

DRIVEWAY

2 Parking Spaces

