



39 Bessborough Drive, Cardiff

£415,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Bessborough Drive is a desirable and quiet residential street situated in the popular area of Grangetown. The property is ideally located within easy reach of Cardiff's vibrant city centre, offering an excellent selection of shops, bars, restaurants and leisure facilities. The Millennium Stadium is within close proximity, while Cardiff City Stadium and Capital Retail Park are also easily accessible. The area benefits from excellent transport links to Cardiff city centre, Cardiff Bay, the M4 motorway and surrounding areas, making this an ideal location for those looking to enjoy everything Cardiff has to offer.

Entered via a composite door into a bright and welcoming entrance hall, featuring modern wall panelling and laminate wood effect flooring. Doors lead to the living room and dining room, with an attractive arched opening providing access to an additional reception area and open plan kitchen. Understairs storage cupboard. Spotlights.

16' 8" x 12' 8" (5.07m x 3.85m)

Beautifully presented living room featuring double glazed uPVC bay windows to the front aspect, allowing plenty of natural light. The room retains an original gas fireplace with an attractive marble surround, complemented by laminate wood effect flooring and a wall mounted radiator. Carpeted stairs rise to the first floor.

13' 2" x 12' 2" (4.01m x 3.71m)
Generous dining room featuring double glazed uPVC windows to the front aspect, laminate wood effect flooring and a wall mounted radiator. Ample space for a dining table and chairs, making this an ideal space for both everyday dining and entertaining.

13' 10" x 9' 5" (4.22m x 2.86m)

Exceptional Wren kitchen featuring complementary walnut worktops and a composite sink with drainer. Stylish wall and base units provide ample storage, alongside an integrated double oven and dishwasher. Space is provided for a fridge freezer, with plumbing for a washing machine. Five ring gas hob with extractor hood over. Tiled wood effect flooring and a stylish tiled splashback complete the contemporary finish. Double glazed uPVC windows overlook the rear aspect, while double patio doors provide direct access to the low maintenance landscaped rear garden. Spotlights.

7' 10" x 7' 1" (2.39m x 2.17m)

The en-suite comprises a stylish three-piece suite, including a shower cubicle, vanity enclosed wash hand basin, and WC. The room features attractive tiled flooring and walls, an extractor fan, heated towel rail, obscure double-glazed uPVC window to the side aspect and spotlights.

12' 8" x 8' 4" (3.87m x 2.53m)
Second double bedroom featuring double glazed uPVC windows to the front aspect, carpeted flooring and an upgraded wall mounted radiator.

12' 8" x 8' 8" (3.86m x 2.63m)
Third double bedroom featuring double glazed uPVC windows to the rear aspect, carpeted flooring and an upgraded wall mounted radiator.

12' 1" x 8' 6" (3.69m x 2.60m)
Fourth double bedroom featuring double glazed uPVC windows to the rear aspect, carpeted flooring and a wall mounted radiator.

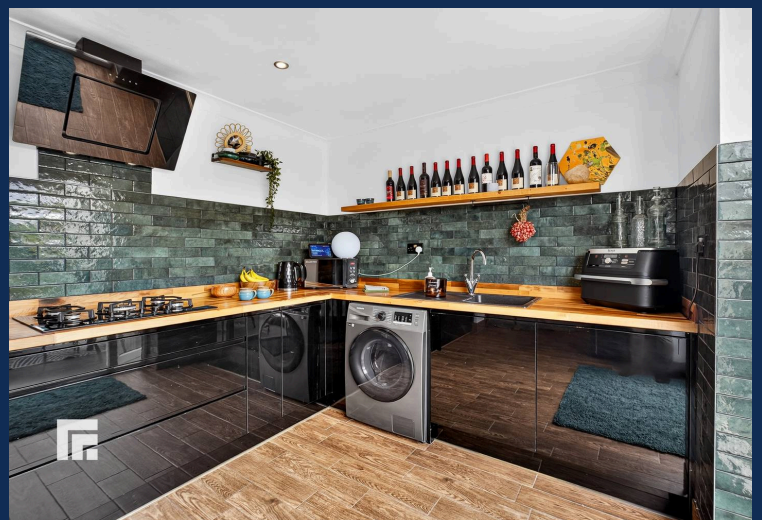
9' 6" x 5' 3" (2.90m x 1.59m)

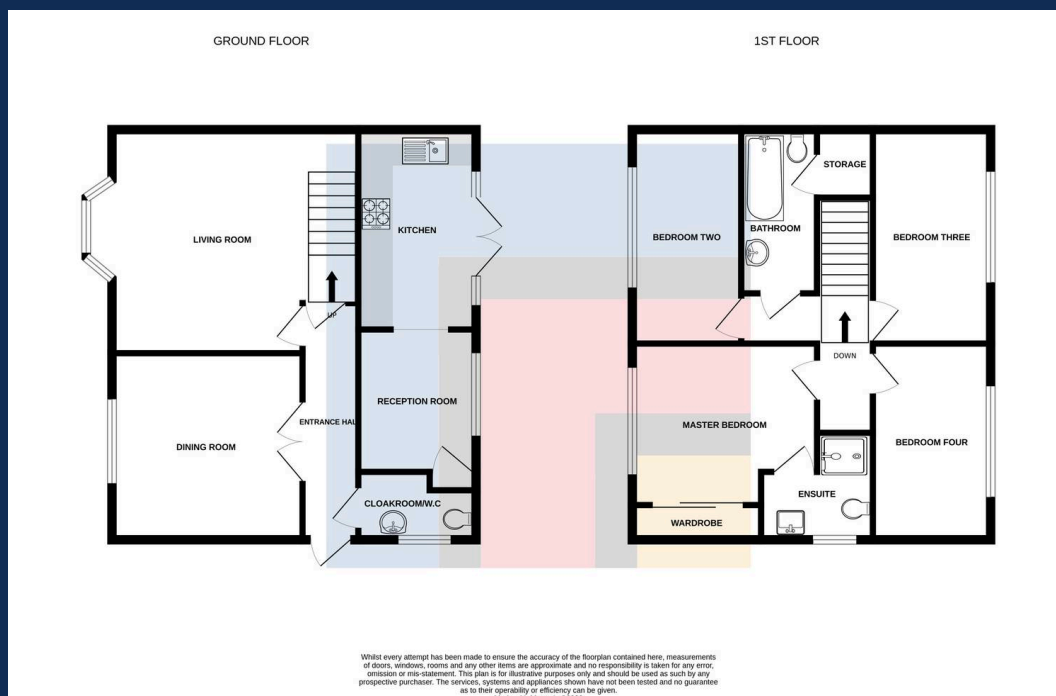
A modern family bathroom featuring fully tiled walls and flooring. The bathroom comprises a white three-piece suite, including a panelled bath with shower over, a pedestal wash hand basin and a W.C. Further benefits include a heated towel rail, extractor fan and a large built in storage cupboard.

Impressive landscaped rear garden featuring high quality paving tiles and a sunny aspect, enjoying sunlight throughout the day and into the evening. The garden is fully enclosed by fencing and benefits from an outside tap, external lighting and a double electric socket. Ample space for garden furniture, with drainage provided. Access is available directly from the kitchen and via an additional side gate.

Large paved driveway providing off street parking for up to three vehicles, with two additional residents parking permits available. Electric car charging point.

MGY have been advised that this property is freehold.





CARDIFF 029 2046 5466

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