



House - Detached

**6 CAE SYR
DAFYDD,
CARDIFF, CF11
9QG**

Offers In The Region

£475,000

FEATURES

- 3 Bedrooms
- Freehold
- Detached
- EPC - D



3 Bedroom House - Detached located in Cardiff

Maison are proud to present this bright and well-presented three-bedroom home set within a quiet cul-de-sac.

From the outset, the property offers an inviting first impression, with a neat front garden, private driveway and an attached garage, which has been thoughtfully converted to provide a useful home office space, along with garage space for bikes and a UV charger.

Internally, a spacious hallway leads through to a well-balanced living arrangement, comprising a comfortable lounge, dining area and open-plan kitchen. To the rear, there is a conservatory that creates an additional reception space, ideal for entertaining and enjoying views of the garden throughout the year. A convenient downstairs W/C completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms, a generous landing and a modern family bathroom. The layout is practical and well suited to both families and first-time buyers alike.



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Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

