



HALLIARD COURT

BARQUENTINE PLACE





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BARQUENTINE PLACE, CF10 4NJ - ASKING PRICE
£465,000

 4 bedroom(s)

 3 bathroom(s)

 1300.00 sq ft

Located in this delightful square with the property directly overlooking a central green park you will find this stunning semi detached house. Greatly improved and beautifully presented. Great location - a short walk to the Town Center and to the Red Dragon Center. Benefitting from a full loft conversion including an innovative glass fronted balcony. Now with 4 bedrooms - 2 with en suite shower rooms plus family bathroom. Further benefitting from a stunningly refitted contemporary kitchen by Wren to include a Neff 'Hide & slide' oven, Neff microwave oven, induction hob & cooker hood. Briefly comprising a welcoming entrance porch, the kitchen with impressive dining area, spacious central lounge plus conservatory. To the first floor are the 3 main bedrooms - contemporary en suite to the master with under floor heating plus the stylish family bathroom with under floor heating too. On the second floor a double bedroom with its innovative glass balcony plus en suite shower room. Complimented with double glazing, gas central heating including some reproduction 'Old School' radiators, oak & glass balustrade to the staircase brick paved triple parking to the front with electric car charging station and a contemporary themed landscaped rear garden. Beautifully presented. Viewing highly recommended.

PROPERTY SPECIALIST

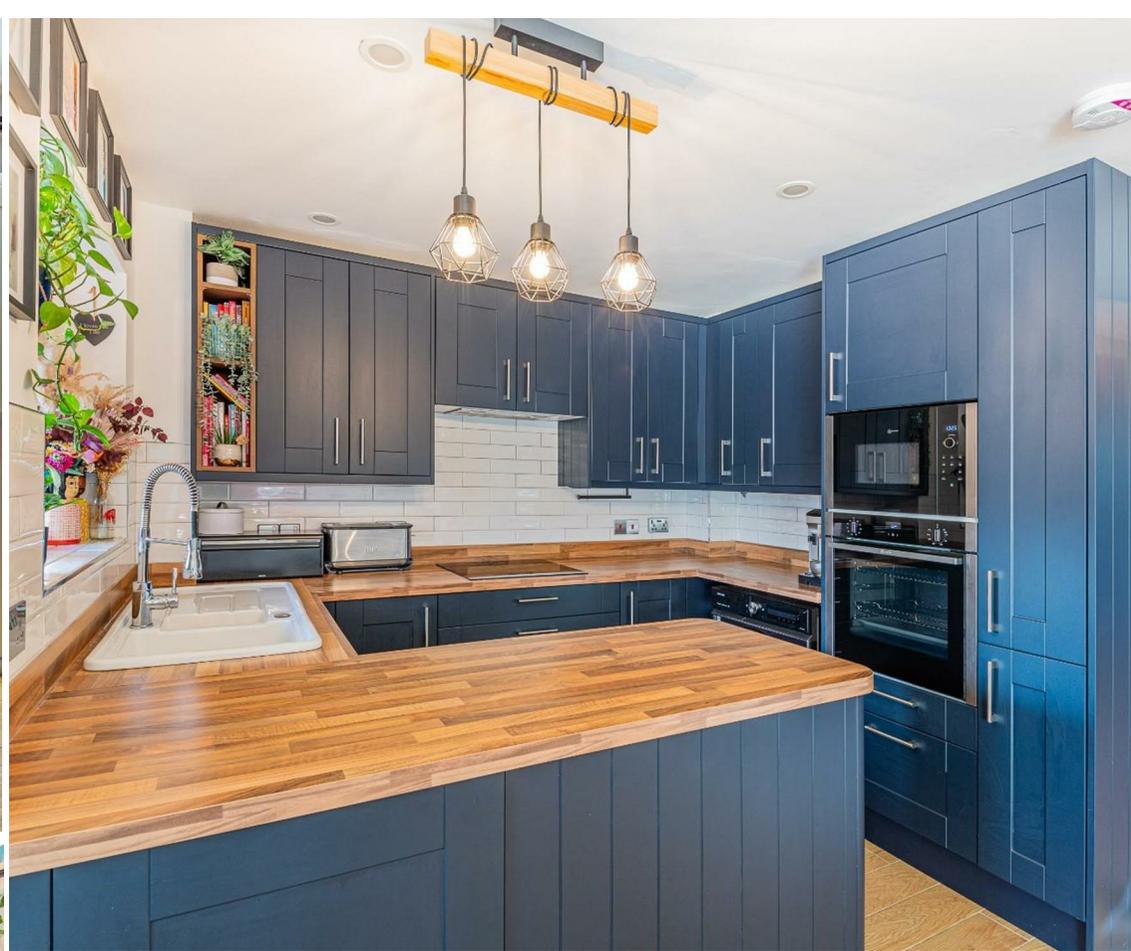
Mr Paul Davies

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Negotiator







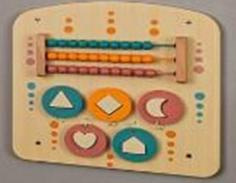
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



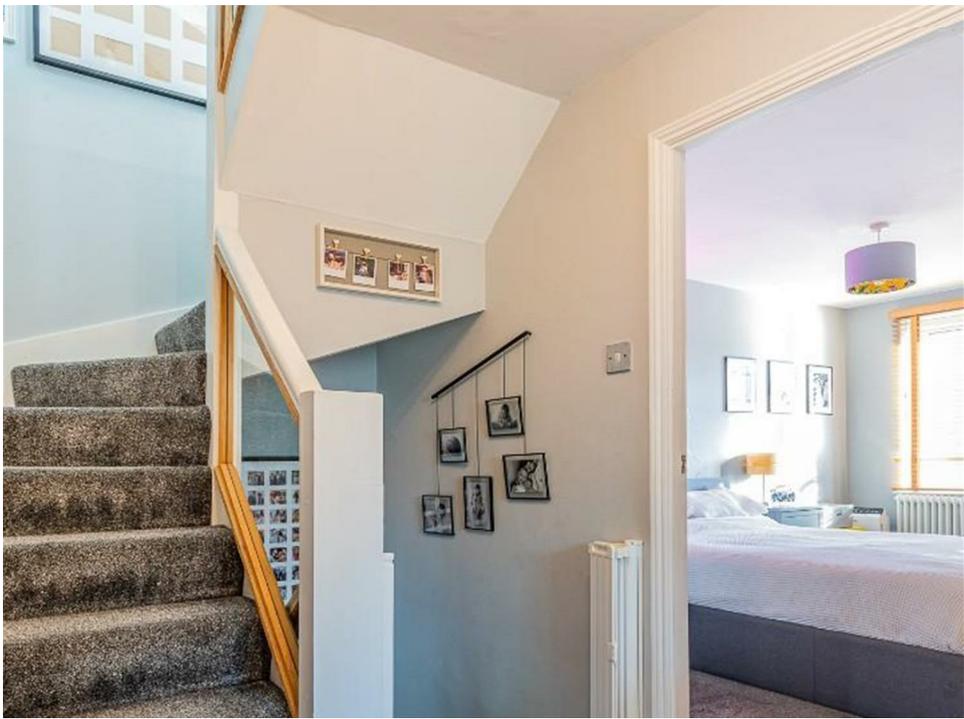


TIL Death
DOUS Party















ENTRANCE PORCH

2.82m x 1.04m (9'3" x 3'5")

An addition to the property providing a useful and welcoming entrance, window to front, tiled floor.

KITCHEN DINING

5.56m max x 4.80m max (18'3" max x 15'9" max)

Impressively spacious room with ample space for dining table and chairs, 2 windows to front, wood effect tiled floor, Kitchen superbly refitted by Wren with an extensive range of contemporary wall and base units - laminate worktop and inset china one & half bowl sink & drainer with mixer tap and bevel tiled splash backs, features include pull out chrome larder unit, corner carousel plus soft close doors & drawers plus under lighting, built in Neff 'Hide & Slide' oven, built in Neff microwave oven, induction hob & cooker hood, plumbed for dishwasher and washing machine.

LOUNGE

5.59m x 3.81m max (18'4" x 12'6" max)

Spacious living room, oak flooring, stairs rise to the first floor, feature oak fire surround with granite hearth, French doors overlook and lead into the garden, TV point.

CONSERVATORY

2.74m x 2.39m (9' x 7'10")

Brick based and upvc construction with polycarbonate roof, French doors lead into the garden with 5 windows (4 that open).

FIRST FLOOR LANDING

Stairs rise to the 2nd floor with oak and glass balustrade, built in linen cupboard - housing the combination boiler.

BEDROOM 1

4.09m max x 3.81m max (13'5" max x 12'6" max)

Master double bedroom, window to front, built in wardrobes with mirrored doors.

EN SUITE SHOWER ROOM

Refitted with a contemporary white suite comprising a tiled large shower area - glass screen, floating vanity wash hand basin - 2 soft close drawers plus close coupled wc, tiled walls and tiled floor - under floor heating, window to front, heated chrome towel rail, extractor fan.

BEDROOM 2

2.95m x 2.44m (9'8" x 8')

Double bedroom, window to rear.

BEDROOM 3

2.51m x 2.46m (8'3" x 8'1")

Generous bedroom, window to rear.

BATHROOM

Stylishly appointed white suite comprising a tile panel bath with shower over and glass screen, vanity wash hand basin - 2 soft close

drawers and close coupled wc, fully tiled and tiled floor - under floor heating, window to side, heated black towel rail, twin shaver point, extractor fan.

SECOND FLOOR LANDING

Direct access into the guest bedroom.

GUEST BEDROOM

4.45m max x 3.73m (14'7" max x 12'3")

A spacious and full loft conversion boasting an innovative glass fronted balcony from the rear with 6 velux roof windows - one of which is a door onto the balcony, storage within the eaves plus 2 velux roof windows to the front.

EN SUITE SHOWER ROOM

With a contemporary white suite comprising a tiled enclosure, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, tiled floor, extractor fan.

GARDEN

Open frontage - brick paved allowing off road parking for 3 cars, electric car charging station, outside tap, outside light. Enclosed landscaped rear garden - fenced with rear pedestrian gate, composite decking plus quality artificial lawn, shrub borders.

INFORMATION

We believe the property is Freehold.
Council Banding - Band E £2,228.59 (2024-2025)

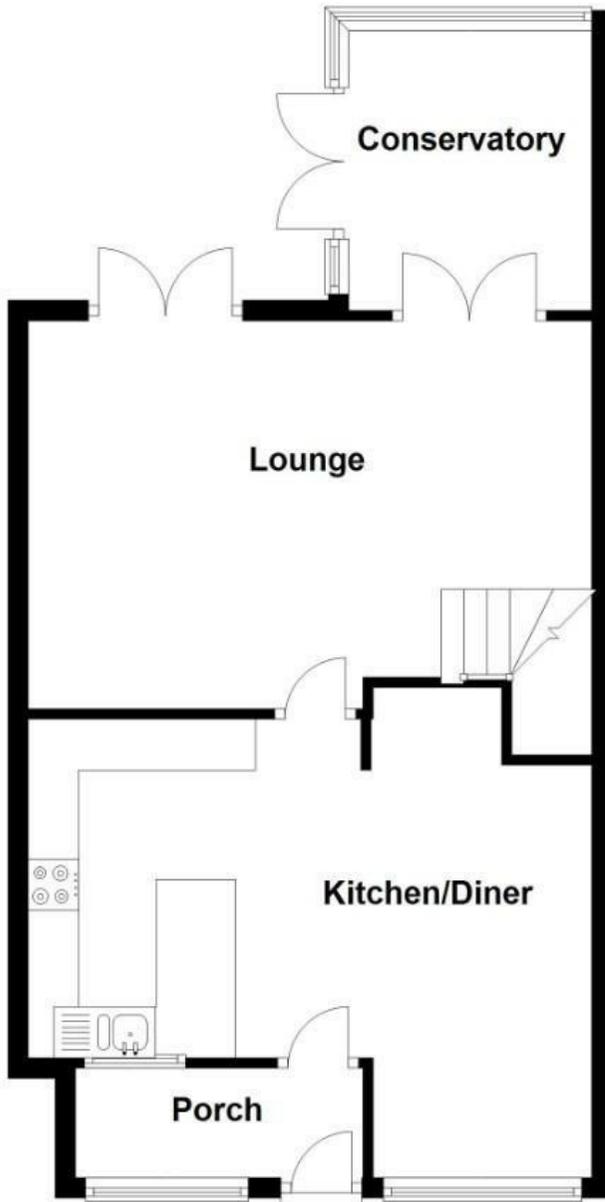


From the moment you enter this exquisite property you feel at home. With it's stylish & innovative interior this makes for a stunning place to come home to. From the stunning kitchen by Wren down to the under floor heating in 2 of the bathrooms - no expense has been spared. With off road parking including an electric car charging station and a generous rear garden - landscaped. Beautifully presented - a joy to photograph.

Comments by Mr Paul Davies

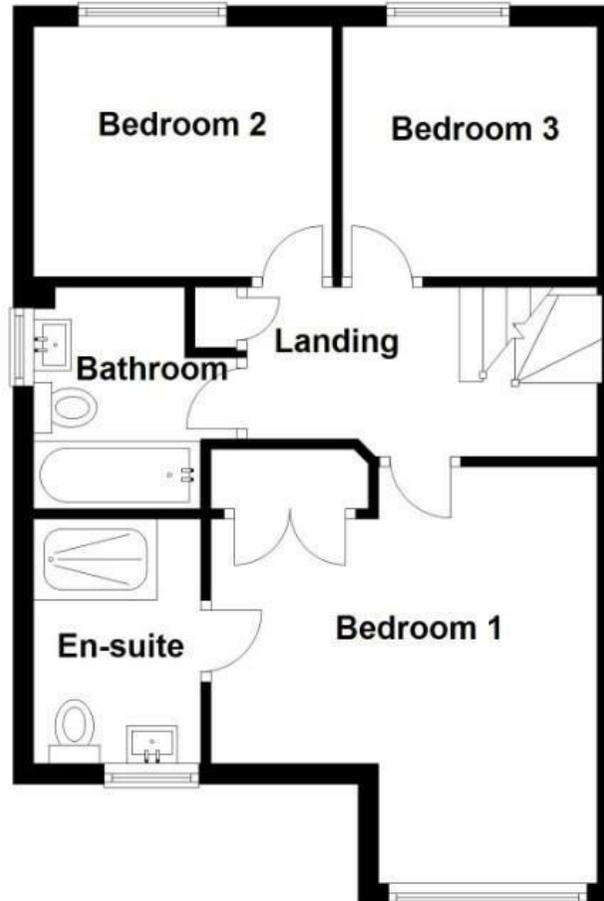
Ground Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



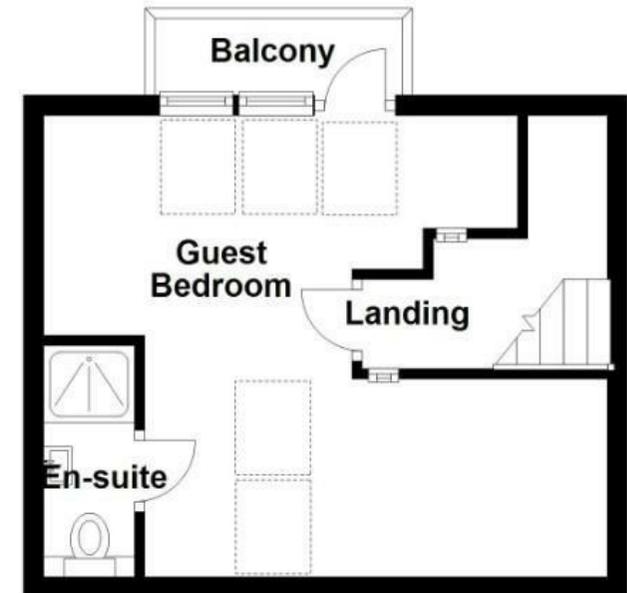
First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Second Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 sq. feet)

www.jeffreyross.co.uk

Jeffrey Ross