



Heol Wernlas

Cardiff, CF14 1RY

£460,000

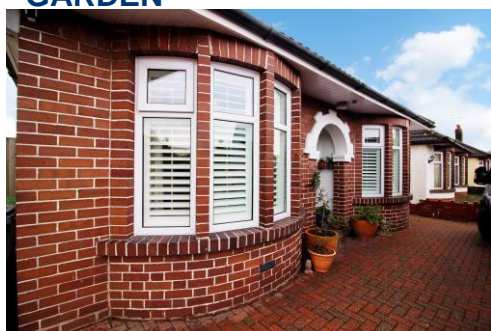
- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- IMMACULATELY MAINTAINED
- CHARACTER PROPERTY
- LOW MAINTENANCE REAR GARDEN
- AMPLE OFF ROAD

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**** DETACHED BUNGALOW * CHARACTER PROPERTY * BAY FRONTED * AMPLE OFF ROAD PARKING * IMMACULATELY PRESENTED * TWO DOUBLE BEDROOMS ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom detached bungalow set within the popular Whitchurch area of Cardiff. The property is conveniently located by being within walking distance to Whitchurch High School as well as plentiful and frequent public transport links straight into the centre of Cardiff. The bungalow has also been lovingly maintained by the current owner for many years and has seen developments such as a roomy open plan kitchen/living area which is great for hosting, as well as the stunning restoration of the original solid wood flooring in the hallway, two bedrooms and lounge/diner. The accommodation comprises of a roomy hallway with a composite door, two double bedrooms each with bay windows, a stylish shower room. the previously mentioned lounge/diner, contemporary kitchen, a utility room and a light and airy sun room which has been upgraded with a cosy roof. On the first floor you will find a loft room which boasts an en-suite as well as eaves storage. Externally, the property showcases a substantial amount of off road parking via a block paved driveway to the front. The rear exterior boasts a low maintenance rear garden which has been tastefully decorated with a variety of plants. The rear garden also features access to a summer house and a handy outbuilding that benefits from power supply and an electric roller shutter door. Please contact Sell Right Estate Agents to book your viewing on this characterful bungalow.

Tenure: Freehold

Council Tax Band: F

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Composite door to front, plastered walls, papered ceiling, solid wood flooring, radiator, doors to two bedrooms, shower room, lounge/diner and built in storage.

Bedroom One 12' 9" x 10' 5" (3.88m x 3.17m)

UPVC double glazed bay window to front, plastered walls, textured ceiling, solid wood flooring, radiator, built in storage.

Bedroom Two 12' 9" x 10' 6" (3.88m x 3.19m)

UPVC double glazed bay window to front, plastered walls and ceiling, solid wood flooring, radiator.

Shower Room 8' 8" x 6' 0" (2.65m x 1.82m)

UPVC double glazed window to side, plastered, wood panelled and tiled walls, textured ceiling, chrome towel rail radiator, W.C, vanity wash hand basin, walk in shower cubicle.

Lounge/Diner 18' 7" x 19' 0" (5.66m x 5.78m)

UPVC double glazed window and doors to rear, plastered walls and ceiling, wood flooring, radiators, opening to kitchen, doors to sun room and stairway to loft room.

Kitchen 12' 1" x 5' 9" (3.69m x 1.76m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with granite work tops and inset sink unit, space for cooker, fridge/freezer and dishwasher, opening to utility room.

Utility Room 5' 5" x 6' 0" (1.66m x 1.83m)

UPVC double glazed door to rear garden, plastered walls, textured ceiling, tiled flooring, wall units with laminate roll top work surfaces, space for washing machine and tumble dryer, door to fitted storage.

Sun Room 13' 1" x 8' 8" (3.98m x 2.65m)

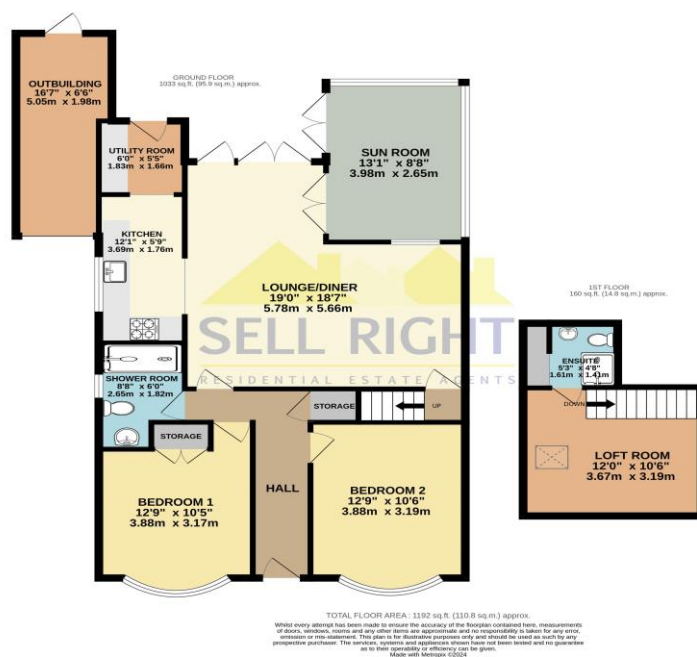
UPVC double glazed windows and doors to rear garden, plastered walls and ceiling, tiled flooring, radiator.

Loft Room 10' 6" x 12' 0" (3.19m x 3.67m)

Velux window to side, wood panelled and textured walls, textured ceiling, carpet flooring, radiator, doors to eaves storage and en-suite.

En-Suite 5' 3" x 4' 8" (1.61m x 1.41m)

Velux window to rear, textured and wood panelled walls, textured ceiling, vinyl flooring, W.C, wash hand basin, shower cubicle, opening to fitted storage.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.