

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



HEOL IFOR
WHITCHURCH

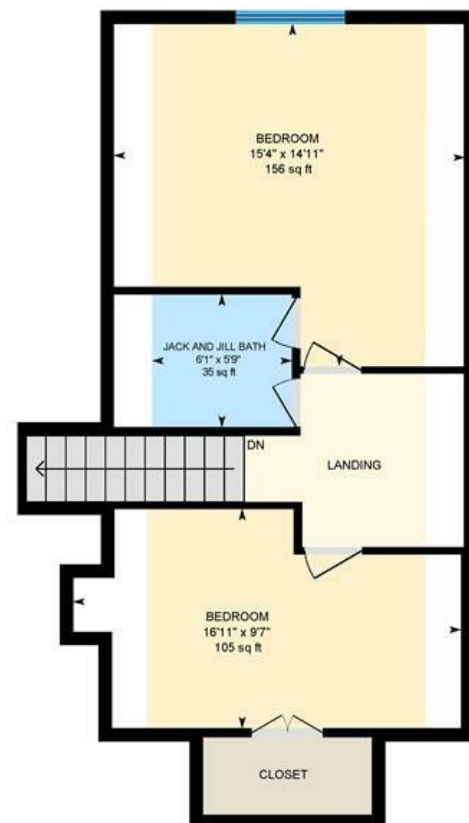


Heol lfor, Whitchurch, CRF

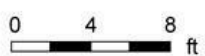
Main Building: Total Interior Area 1670.95 sq ft



Ground Floor



1st Floor



Sizeable family home in the popular area of Whitchurch. This family home has versatile accommodation whether you are looking to move into the area for school catchments or downsize to this impressive bungalow.

Comments by - Mr Elliott Hooper-Nash



HEOL IFOR

WHITCHURCH, CF14 1SZ - ASKING PRICE - £575,000



4 Bedroom(s)



2 Bathroom(s)



1671.00 sq ft

Welcome to this charming detached bungalow located in the sought-after area of Heol Ifor, boarding Whitchurch and Heath, Cardiff. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy.

Spanning across 1,671 sqft, this extended family home offers ample space for comfortable living. The property features a south-facing garden, ideal for soaking up the sun or enjoying a cup of tea in the fresh air.

Convenience is key with parking available for up to three vehicles on the driveway, ensuring you never have to worry about finding a parking spot. Additionally, the property is being offered with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this delightful bungalow in a prime location. Book a viewing today and envision the endless possibilities this property has to offer.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Dining Room
3.05m x 3.89m (10' x 12'9)

Bedroom One
3.38m x 4.60m (11'1 x 15'1)

Office / Bedroom Two
3.38m x 2.46m (11'1 x 8'1)

Bathroom
2.69m x 2.59m (8'10 x 8'6)

Living Room
3.89m x 6.88m (12'9 x 22'7)

Kitchen / Breakfast room
4.34m x 5.38m (14'3 x 17'8)

Utility / Laundry
1.80m x 4.52m (5'11 x 14'10)

To the first floor

Landing
Doors leading to both bedrooms and jack and jill bathroom.

Bedroom Three
5.16m x 2.92m widest points (16'11 x 9'7 widest points)
Doors to large storage area and loft space

Bedroom Four
4.67m x 4.55m widest points (15'4 x 14'11 widest points)
Door to Jack and Jill bathroom

Jack and Jill bathroom
1.85m x 1.75m (6'1 x 5'9)
interlocking doors to act as an ensuite for bedroom four or bathroom for bedroom three.

Tenure
We are informed by our client the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band G

Additional Information
Single storey extension added by the current owners to extend the kitchen living areas and add a utility room in approx 2012.

School catchments
My English medium primary catchment area is Rhiwbina Primary School (year 2024-25)

My English medium secondary catchment area is Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

*Correct at the time of publication.



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