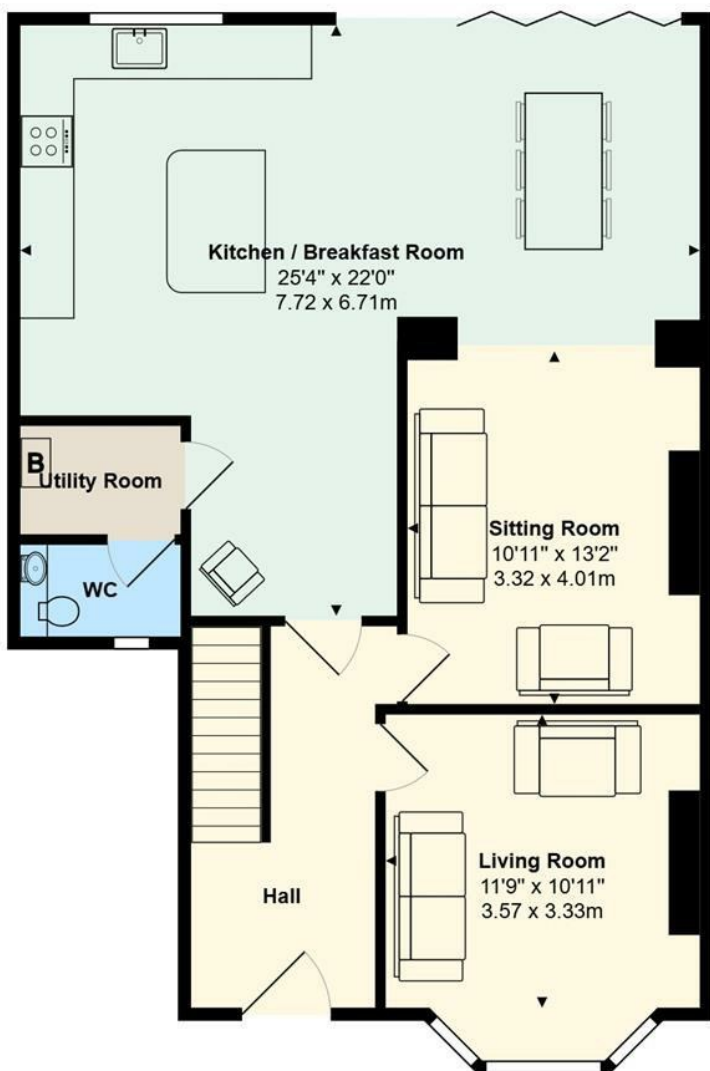


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



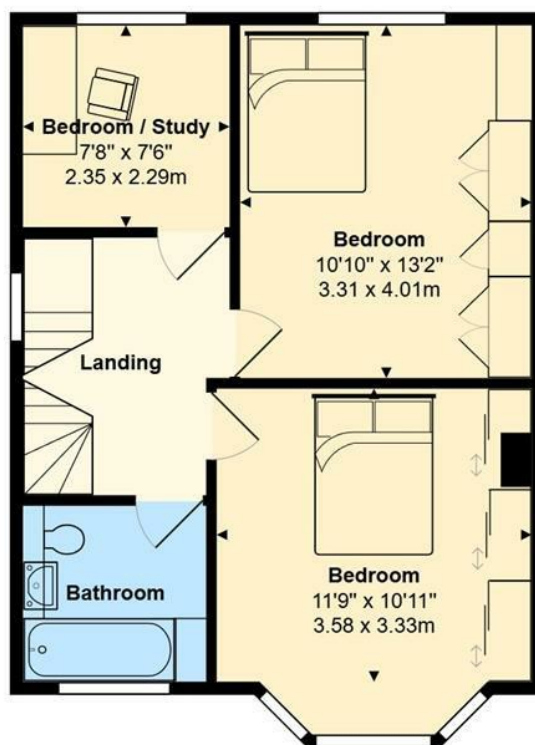
HEOL WAUN Y NANT
WHITCHURCH



Heol Waun Y Nant

Total Area: 1628 ft² ... 151.3 m²

All measurements are approximate and for display purposes only





Comments by - Mr Ross Hooper-Nash



HEOL WAUN Y NANT

WHITCHURCH, CF14 1JZ - OFFERS IN EXCESS OF -
£599,950



4 Bedroom(s)



2 Bathroom(s)



1628.00 sq ft

A beautifully refurbished and extended four-bedroom semi-detached home located on one of Whitchurch's most sought after locations.

The property has been modernised to a high standard by the current owners and offers versatile family living. The accommodation briefly comprises: entrance hall, bay fronted lounge, second reception room, utility room, cloakroom WC and an impressive extended kitchen/diner with an additional day area.

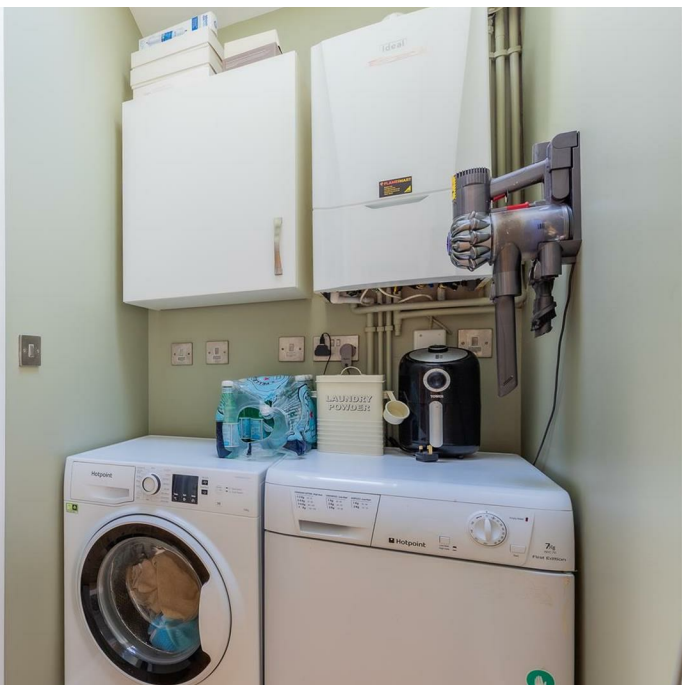
Upstairs, there are three well proportioned bedrooms (two doubles and one single) along with a modern family bathroom. The master suite occupies the converted loft, complete with a dressing area and stylish en-suite shower room.

Externally, the property boasts a private and enclosed rear garden with lane access, driveway parking for two vehicles, and the added benefit of an electric charging point.

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
02920 397887
ross@jeffreygross.co.uk
Director





Hallway

Lounge
3.57m x 3.33m not inc. bay window (11'8" x 10'11" not inc. bay window)

2nd Recption
4.01m x 3.32m (13'1" x 10'10")

Kitchen/Diner/Day Area
7.72m x 6.71m (25'3" x 22'0")

Utility Room

Cloakroom WC

First Landing

Bedroom
3.58m x 3.33m not including bay window (11'8" x 10'11" not including bay window)

Bedroom
4.01m x 3.31m (13'1" x 10'10")

Family Bathroom

Bedroom
2.35m x 2.29m (7'8" x 7'6")

2nd Landing

Master Bedroom
5.37m x 3.46m (17'7" x 11'4")

En-suite

Outside

School Catchment
My English medium primary catchment area is
Whitchurch Primary School

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

My Welsh medium primary catchment area is
Ysgol Gymraeg Melin Gruffydd (year 2024-25)

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

Council Tax; Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



