

15 Twyn-y-Fedwen,

Whitchurch, Cardiff, CF14 1HU

Asking Price Of

**£350,000**



Estate Agents and  
Chartered Surveyors



Semi-Detached House



# Property Description

A very well presented three bedroom semi detached home in the heart of Whitchurch, North Cardiff. The property itself sits on a south facing plot with a driveway to the side offering off road parking and electrical car charging point. The front garden is mostly laid to lawn with a paved entrance into the home. Side access from the driveway provides access into the rear garden.

Internally the property accommodation comprises; entrance hallway, lounge, utility room and dining room open plan to the kitchen all to the ground floor. To the first floor you will find three bedrooms and a family bathroom complete with three piece bathroom suite. Loft access can be found on the landing with a pull down loft ladder with a fully boarded loft space.

Outside to the rear of the home you will find a south facing rear garden offering a combination of paving, lawn and a range of plants, trees and shrubbery.

Tenure Freehold

Council Tax Band E

Floor Area Approx 785 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a Welsh school.

## ENTRANCE HALL

Enter into hallway. Smooth walls and ceiling with spot lighting, finished with laminate flooring. Carpeted staircase leading to first floor. Under stair storage housing electrical fuse box. Door leading to lounge, dining room and utility room. Upvc double glazed obscure window to side.

## UTILITY ROOM

Space for washing machine and tumble dryer. Smooth walls and ceiling with a central light pendant finished with laminate flooring. Upvc double glazed obscure window to side.

## LOUNGE

11' 10" into alcove x 11' 10" (3.63m x 3.62m) Smooth walls and ceiling with a central light pendant finished with laminate flooring. Upvc double glazed window to front x3. Central chimney breast with log burner which will remain with the sale.

## DINING ROOM / KITCHEN

10' 11" maximum x 18' 2" into alcove (3.35m x 5.56m)

Open plan kitchen/dining area. The kitchen is fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Free standing cooker with gas hob and cooker hood over. Space for slimline dishwasher. Tiled splash back with smooth walls and ceiling and a central light pendant finished with tiled flooring.

The dining area offers smooth walls and ceiling with a central light pendant finished with laminate flooring. Central chimney breast with exposed painted brickwork. Upvc double glazed window to rear x3 and Upvc double glazed door leading to rear garden.

## LANDING

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Doors leading to all first floor rooms. Loft hatch providing loft access with pull down ladder. Upvc double glazed obscure window to side.

## BEDROOM ONE

11' 10" into alcove x 11' 11" (3.63m x 3.64m) Smooth walls with textured ceiling, central light pendant and finished with carpeted flooring. Upvc double glazed window to front x3.

## BEDROOM TWO

11' 0" x 10' 0" into alcove (3.37m x 3.06m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

## BEDROOM THREE

7' 11" x 7' 4" (2.42m x 2.26m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Single storage cupboard housing combi boiler.

## BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled walls with smooth ceilings, a central light pendant finished with vinyl flooring. UPVC double glazed obscure window to side.

## OUTSIDE

Front - Front garden mostly laid to lawn with a brick wall surround and pathway leading to front door. Driveway to the side provides parking for one car with electric car charging unit to remain. Side gate with access leading to the rear garden.

Rear - An enclosed south facing rear garden offering a combination of grass and paving with a range of flower beds. Mature plants and shrubbery which are due to bloom in early spring. Garden shed to the side of the home offers space for storage and will be to remain.

Outhouse attached to the property also provide additional garden storage.

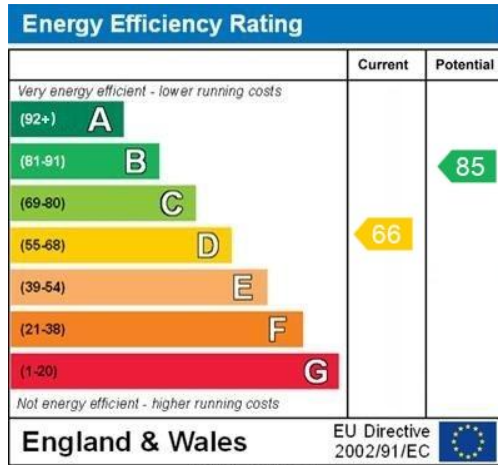
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