

45 Maes Glas,

Whitchurch, Cardiff, CF14 1NX



Estate Agents and
Chartered Surveyors

Offers In Region Of

£435,000



Semi-Detached House

3

1

2

1

Property Description

A stunning three bedroom semi detached home in the heart of Whitchurch offering modern fixtures and fittings throughout with a sizeable shed to the rear. The home offers a spacious hallway, light and airy lounge with half bay window to the front, beautifully fitted kitchen with Quartz worktops and space for dining, utility room and downstairs WC all to the ground floor. To the first floor you will find three spacious bedrooms and a family bathroom complete with three piece bathroom suite.

Outside to the front you will find off road parking for two plus cars with a front garden laid to lawn. The sizeable garden can be found to the rear offering a combination of decking, lawn and fence surround.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,011 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

This 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 via Upvc double glazed front door into hallway. Smooth walls, textured ceiling with a central light pendant and finished with carpeted flooring. Door leading into lounge and kitchen. Carpeted staircase leading to first floor. Upvc double glazed window to side. Storage cupboard under the stairs housing gas and electric meters.

LOUNGE

14' 6" x 13' 5" (4.44 into bay m x 4.10 into alcove m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed half bay window to front.

KITCHEN/DINING ROOM

20' 2" x 10' 3" (6.15m x 3.14m)

Fitted with a modern range of high gloss base and eye level units with quartz worktops over. Inset one and half bowl sink unit with drainage groves within

the quartz. Two Neff built in ovens, one of which is a combination microwave and grill, Bosch induction hob with cooker hood over. Integral dishwasher and fridge and fitted wine rack. Space for dining table and chairs. Smooth walls and ceiling with spot lighting and finished with luxury vinyl tiled flooring. Upvc double glazed french doors leading to rear garden and Upvc double glazed window to rear. Door leading to the utility room.

INNER HALL

2' 9" x 12' 8" (0.86m x 3.87m)

Upvc double glazed window into inner hall. Open to utility room and door leading to cloakroom. Upvc double glazed obscure door to side access to front and rear garden. Smooth walls and ceiling with a central light pendant and finished with luxury vinyl tiled flooring.

UTILITY ROOM

4' 11" x 7' 3" (1.50m x 2.23m)

Fitted with a range of base and eye level units with worktops over. Space for washing machine, tumble dryer and free standing fridge/freezer. Upvc double glazed obscure window to front.

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CLOAKROOM

4' 5" x 4' 9" (1.36m x 1.47m)

Fitted with a two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with a central light pendant and finished with luxury vinyl tiled flooring. Combi boiler wall mounted to external wall. Upvc double glazed obscure window to rear.

LANDING

Smooth walls, papered ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed obscure window to side. Loft hatch provides access to the loft space with loft ladder installed. (Partially boarded for storage)

BEDROOM ONE

14' 7" x 10' 10" (4.47m x 3.31m)

Smooth walls, papered ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

BEDROOM TWO

13' 8" x 8' 8" (4.19m x 2.66m)

Smooth walls, papered ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear x2.

BEDROOM THREE

9' 1" x 8' 3" (2.78m x 2.54 max m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Single storage cupboard over the stairs. Upvc double glazed window to front.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceiling and finished with spot lights and vinyl flooring. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Block paved driveway to the front with parking for two plus cars with a front garden laid to lawn and brick wall surround.

Rear - A large enclosed garden can be found to the rear offering a combination of deck and paving with the remainder laid to lawn and fence surround. A border of plants and shrubs can also be found in the flower beds which are due to bloom in early spring.

SHED

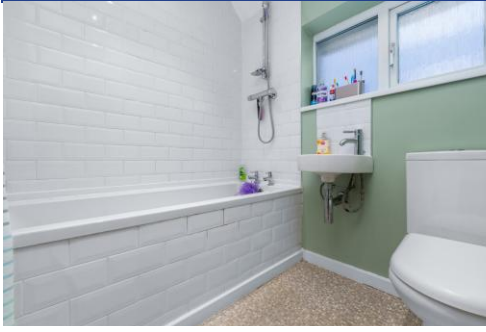
5' 11" x 8' 3" (1.82m x 2.52m)

The ideal storage space for garden furniture and gardening goods.

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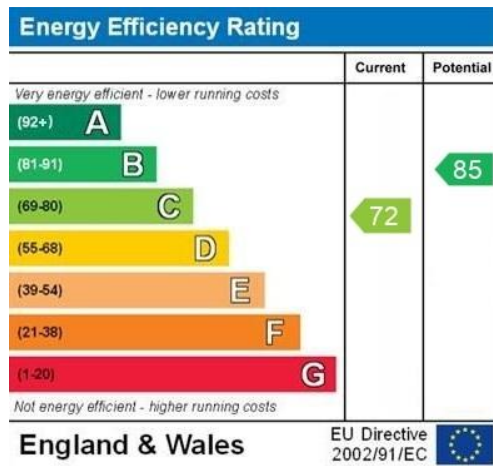
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