

53 Maes Glas,

Whitchurch, Cardiff, CF14 1NX



Estate Agents and  
Chartered Surveyors

Asking Price Of

£300,000



Semi-Detached House

3

1

2

3

# Property Description

This three bedroom semi detached home is the ideal property if you are looking to put your own stamp on something. The home is in need of upgrading and modernising however offers ample space for a growing family with three reception rooms, kitchen, lean to and downstairs WC, three spacious bedrooms and family bathroom. The property sits on a corner plot offer a large front garden and driveway leading to the garage. The rear garden is enclosed and mostly laid to lawn.

Tenure Freehold

Council Tax Band E

Floor Area Approx

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

7' 0" x 3' 8" (2.14m x 1.12m)

Enter into brick built porch via uPVC double glazed front door. Textured walls and papered ceiling with vinyl flooring to finish. Wooden door into hallway.

## HALLWAY

12' 7" x 6' 6" (3.84m x 1.99m)

Papered walls and ceiling with wall lighting and carpeted flooring to finish. uPVC double glazed window to side. Door leading to lounge and kitchen. Staircase leading to first floor with fitted stair lift. Storage under the stairs housing the gas and electric meters.

## LOUNGE

13' 6" x 14' 9" (4.14m x 4.52m)

Papered walls with textured ceilings, a central light

pendant with two wall pendant and finished with carpeted flooring. uPVC double glazed window to front. Door leading into dining room.

## DINING ROOM

10' 2" x 8' 4" (3.10m x 2.55m)

Papered walls with textured ceiling, a central light pendant and finished with carpeted flooring. Aluminium sliding doors leading into conservatory. Door leading into kitchen.

## KITCHEN

10' 2" maximum x 8' 3" maximum (3.11m x 2.54m)

Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit with double draining board. Free standing cooker and hob. Space for washing machine and tumble dryer plus space for a free standing fridge/freezer. Single pantry storage with fitted shelving. uPVC double glazed window to rear.

## CONSERVATORY

Wooden frame conservatory with windows to the side and rear. Door leading into the rear garden.

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## LEAN TO

uPVC double glazed door leading to front driveway and wooden door leading to the rear garden. Door leading to cloakroom and two storage rooms.

## LANDING

Wall papered walls with smooth ceiling, a central light pendant and finished with carpeted flooring. uPVC double glazed window to side. Door leading to all first floor rooms. Single storage cupboard housing combi boiler. Loft hatch provides access to loft storage.

## BEDROOM ONE

14' 7" maximum x 10' 9" (4.45m x 3.28m)

Papered walls with smooth ceiling, a central light pendant and finished with carpeted flooring. Built in fitted wardrobes and dressing table. uPVC double glazed window to front.

## BEDROOM TWO

13' 10" x 8' 9" (4.22m x 2.68m)

Papered walls with textured ceiling, a central light pendant and finished with carpeted flooring. Two uPVC double glazed window to rear.

## BEDROOM THREE

8' 5" x 9' 3" (2.58m x 2.83m)

Papered walls with smooth ceiling, a central light pendant and finished with carpeted flooring. uPVC double glazed window to front. Single storage cupboard with built in shelving.

## BATHROOM

Walk in disability shower enclosure with electric shower, WC and wash hand basin. Tiled walls finished with vinyl flooring, smooth ceiling and a central light pendant. uPVC double glazed obscure window to rear.

## OUTSIDE

Front - A large front garden mostly laid to lawn with a double width driveway providing ample off road parking leading to the garage. Disability ramp leads to the front porch. Door leading into the lean to which provide access straight to the back garden.

Rear - An enclosed garden can be found to the rear mostly laid to lawn with a wooden fence surround. Paved pathway leading through the centre of the garden.

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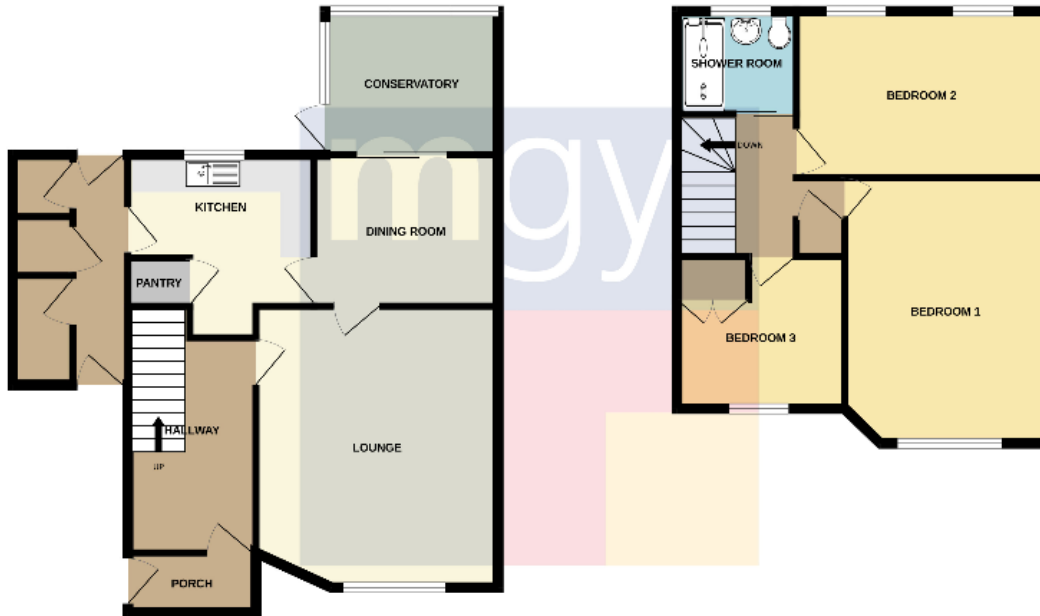
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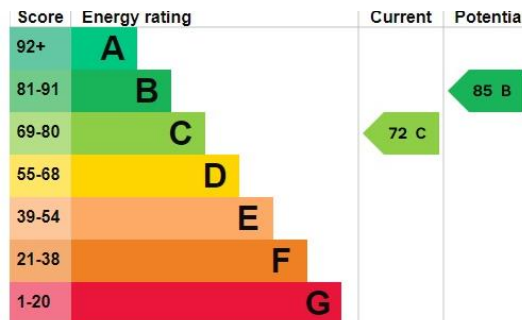
GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA - 1109 sq.ft. (103.0 sq.m.) approx.

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