

15 Greenfield Avenue, Whitchurch, Cardiff, CF14 1TF



Estate Agents and
Chartered Surveyors

Offers in Excess Of

£315,000



Bungalow

2

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Property Description

Beautifully presented modern, upgraded and completely move in ready - two bedroom semi detached bungalow in Whitchurch, Cardiff. This property offers open plan modern living accommodation with a landscaped rear garden and ample off road parking all within a quiet cul de sac. There is also planning permission for a loft extension - please ask for more information.

Tenure Freehold

Council Tax Band D

Floor Area Approx 527 Sq. Ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Tucked away in a quiet cul de sac in Whitchurch within walking distance to both Whitchurch and Rhiwbina Village. Offering a true community feel this cul de sac offers a neighbourly feel. Manor way is just a short drive away offering easy access in and around Cardiff, and with regular public transport links easily accessible.

LIVING ROOM/KITCHEN

17' 5" x 12' 2" (5.31m x 3.71 into bay m)

Enter into hallway via composite front door leading straight into the kitchen/living area. Smooth walls and ceiling with a combination of luxury vinyl tiled flooring and carpets, finished with spot lighting. The kitchen area offers a range of floor to ceiling base and eye level units with quartz worktops over. Inset stainless steel sink, Bosch five ring gas hob with cooker hood over, two built in Bosch electric ovens, integrated Bosch stainless steel microwave, wine cooler, large integrated Gorenje fridge and Hotpoint freezer.

Open plan to living area with central chimney breast and rear bay with Upvc double glazed french doors leading onto the rear garden with floor to ceiling windows either side all with fitted blinds to remain. Doors leading to both bedrooms and the utility room.

UTILITY ROOM

Space for washing machine and tumble dryer. Wall mounted combi boiler. Smooth walls and ceiling with spot lighting finished with tiled flooring. Door leading to shower room. Upvc double glazed obscure window to side.

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SHOWER ROOM

Fitted with a modern three piece suite comprising of a large walk in double shower with glass shower screen, WC and wash hand basin. The bathroom is fully tiled with tiled flooring and fitted extractor fan. Upvc double glazed obscure window to rear.

BEDROOM ONE

12' 4" x 10' 7" (03.78 into baym x 3.25m)

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Upvc double glazed bay window to front with fitted blinds.

BEDROOM TWO

8' 11" x 8' 0" (2.72m x 2.44 to wardrobes m)

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Built in sliding wardrobes. Upvc double glazed window to front with fitted blinds.

OUTSIDE

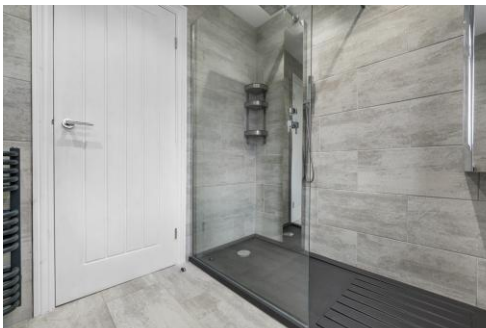
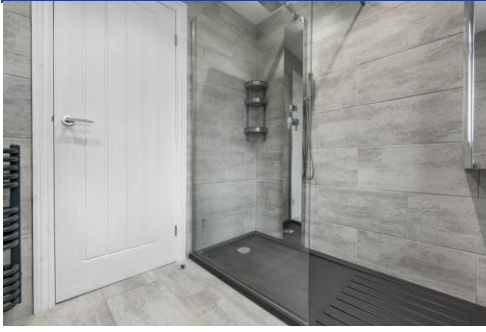
Off road parking to the front of the home via a drive for a number of vehicles. Side gate provide secure rear access to the garden.

The rear garden offers a combination of paving and decking with the remainder laid to lawn and a wooden fence surround. Perfect for outside entertaining with privacy and some flower beds for plants and shrubby.

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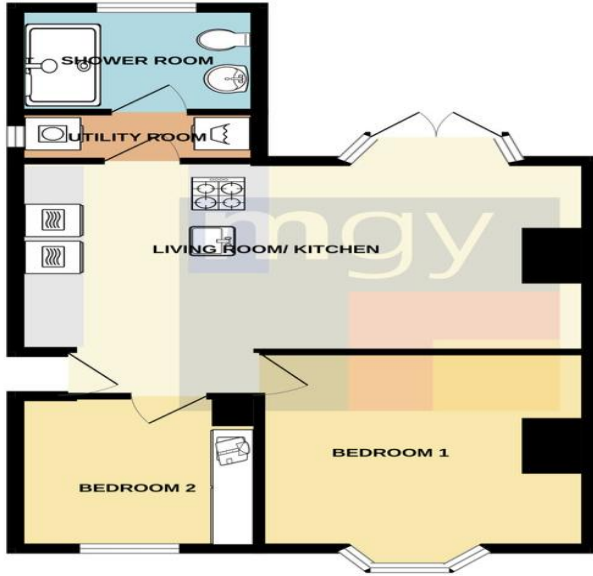


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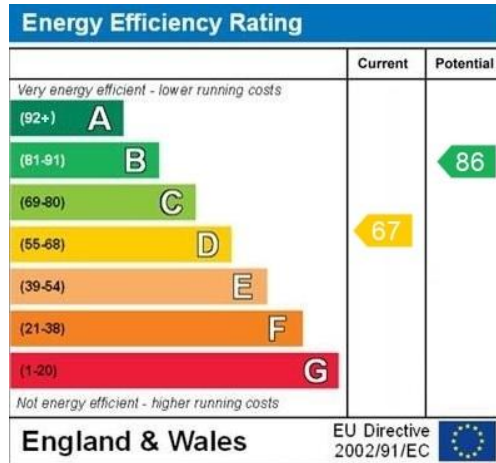


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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