

65 Lon y Celyn,

Whitchurch, Cardiff, CF14 7BU



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Semi-Detached House

3

1

2

2

Property Description

Offering heaps of potential for upgrading and modernising this three bedroom semi detached home sits itself in a quiet cul de sac on Lon Y Celyn in Whitchurch. The property accommodation briefly comprises; entrance porch, hallway, lounge, dining room and kitchen all to the ground floor. To the first floor you will find three bedrooms and a family bathroom plus a further loft room to the second floor. Outside to the front of the home you will find front garden mostly laid to lawn with a driveway to the side for off road parking. The rear garden is enclosed and mostly laid to lawn with a range of plants, trees and shrubbery.

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated in the popular residential suburb of Whitchurch close to Rhiwbina Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

PORCH

4' 10" x 2' 8" (1.49m x 0.83m)

Brick walls around with obscure aluminium window to side and door to front. Door leading into hall.

HALL

15' 4" x 7' 3" (4.68m x 2.22m)

Textured walls and ceiling with central light pendant and carpeted flooring. Carpeted staircase leading to 1st floor. Doors leading to a ground floor rooms. UPVC double glazed obscure window to front. Under stairs storage cupboard

LOUNGE

10' 10" into alcove x 13' 10" into bay (3.32m x 4.24m)

Texted walls and ceiling with central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace. Upvc double glazed bay window to front.

DINING ROOM

12' 11" x 10' 11" into alcove (3.95m x 3.34m)

Textured walls and ceiling with central light pendant and finished with carpeted flooring. Aluminium sliding doors leading to rear garden. Central chimney breast with feature fireplace.

KITCHEN

11' 2" x 9' 3" (3.42m x 2.84m)

Fitted with a range of base and eye level units with laminate worktops over. Inset sink unit plus drainer. Space of freestanding cooker with hob and space for fridge/freezer. Upvc double glazed window to rear. Tile splash backs, finish the tiles flooring textured ceilings and a strip light. Door leading to pantry storage with fitted shelves. Door leading to inner porch.

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LANDING

Textured walls and ceiling with central light pendant and finish with carpeted flooring. Doors leading to all first floor rooms. Carpet to case leading to loft room.

BEDROOM ONE

14' 5" maximum x 11' 4" into bay (4.40m x 3.47m)

Textured walls and ceiling with central light pendant and finished with carpeted flooring. Upvc double glazed bay window to front with additional window to front. Door leading to walk in wardrobe.

WALK IN WARDROBE

10' 5" x 2' 9" (3.2m x 0.85m)

Restricted head height in this area.

BEDROOM TWO

12' 11" x 10' 11" maximum (3.96m x 3.33m)

Textured walls and ceiling with central light pendant and finished with composite flooring. Built-in double storage cupboard housing water tank. Upvc double glazed window to rear.

BEDROOM THREE

8' 3" x 8' 0" (2.54m x 2.46m)

Textured walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

BATHROOM

Fitted with a modern three-piece suite comprising walk-in double shower with glass sliding door, wc and wash hand basin. Tiled splashback with vinyl flooring, textured ceiling and central light pendant. Upvc double glazed obscure window to side.

LOFT ROOM

12' 4" maximum x 9' 1" maximum (3.77m x 2.77m)

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

OUTSIDE

Front - driveway to the side providing off-road parking with a front garden laid to lawn and an array of plants and shrubs.

Rear - an enclosed rear garden comprising patio area ideal for outside dining with an array of plants, trees and shrubbery. Green house to remain with the sale of the home and fence border. Detached garage with standard up and over garage door.

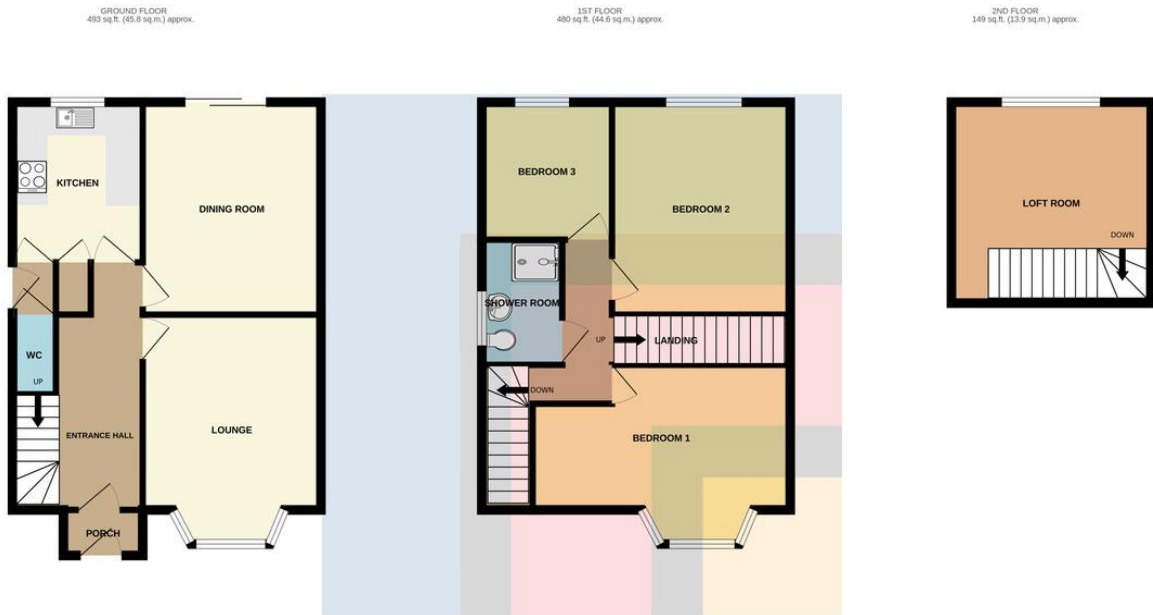
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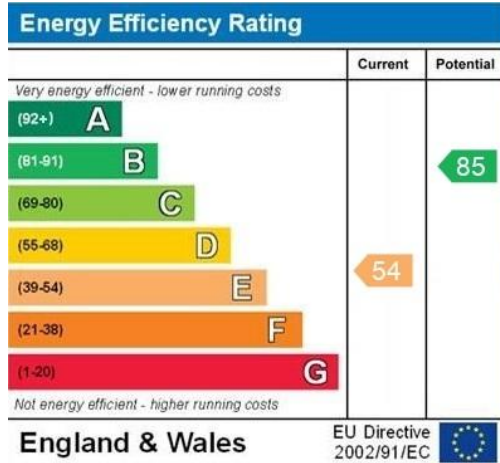


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TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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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