

18 Little Mill,

Whitchurch, Cardiff, CF14 1LS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



End Terraced House

3

1

2

3

# Property Description

A good size family home in the sought after area of Whitchurch, Cardiff. The property comprises of porch, hallway, lounge, dining room, sun lounge, kitchen, cloakroom, three bedrooms and family bathroom. Outside there is a rear garden and off road parking to the front.

**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 PORCH

Entered via upvc door. Upvc double glazed window to front and further glazed panels to side. Ceramic tiled flooring. Part brick walls. Cloak hanging. Glazed wooden door to :-

## ENTRANCE HALLWAY

Doors to all downstairs rooms.

## DOWNSTAIRS CLOAKROOM

Upvc obscure double glazed window to side. Ceramic tiled floor. Part tiled walls. Two piece suite comprising pedestal wash hand basin and wc. Cloak hanging. High level storage cupboard. Radiator.

## LOUNGE

16' 11" x 13' 5" (5.17m x 4.10m)

Upvc double glazed bay window to front. Coved ceiling. Wired for three wall lights. Feature fireplace with marble inset and hearth housing living flame

coal effect gas fire. Stairs rising to first floor. Radiator. Wooden glazed doors to :-

## SUN LOUNGE

16' 10" x 11' 1" (5.14m x 3.38m)

Two sets of aluminium sliding patio doors to rear garden. Further aluminium sliding patio doors to side. Velux window to ceiling. Wired for three wall lights. Radiator.

## DINING AREA

16' 11" x 11' 1" (5.16m x 3.39m)

Archway to sitting room with further arch to side. Coved ceiling. Storage cupboard. Radiator. Glazed wooden door to :-

## KITCHEN

17' 10" x 7' 6" incorporating base unit (5.44m x 2.29m)

Upvc bay window to side. Upvc double glazed door to rear garden. Part tiled walls. Ceramic tiled flooring. range of fitted wooden base and wall units with down lighters and work surface incorporating stainless steel sink unit with mixer tap. Built in electric oven. Inset five ring gas hob. Plumbing for washing machine. Room for fridge freezer. Wall mounted combi gas central heating boiler. Radiator.

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## LANDING AREA

Upvc double glazed window to side. Coved ceiling. Storage cupboard. Access to insulated and part boarded loft space.

## BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.17m)

Upvc double glazed window to rear.

## BEDROOM TWO

10' 8" to wardrobe front x 8' 1" (3.27m x 2.48m)

Upvc double glazed window to front. Coved ceiling. Range of fitted wardrobes with hanging

## BEDROOM THREE

7' 9" x 7' 4" (2.38m x 2.24m)

Upvc double glazed window to front. Radiator.

## BATHROOM

Upvc obscure double glazed window to rear. Vinyl flooring. Ceramic tiled walls. Three piece suite comprising pedestal wash hand basin, panelled bath with shower and glazed screen and wc. Wall mounted mirror. Strip light. Radiator.

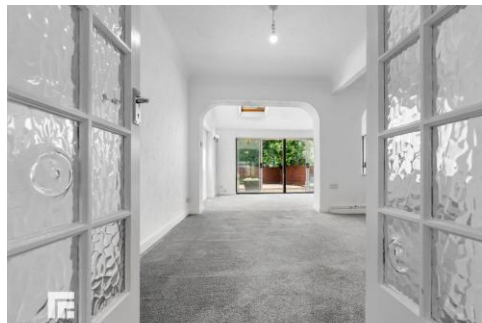
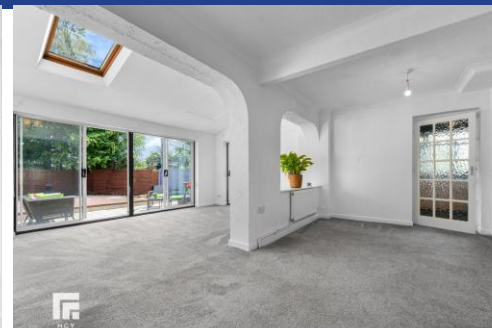
## OUTSIDE

FRONT - Crazy paved area.

REAR - Enclosed sunny garden with raised flower beds. Gravelled area. Wrap around patio areas to side and rear. Access to front via wrought iron gate. Security lighting. Large wooden storage shed.

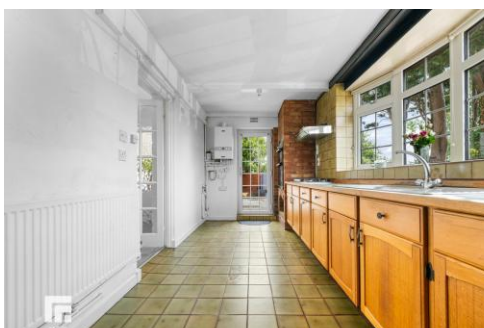
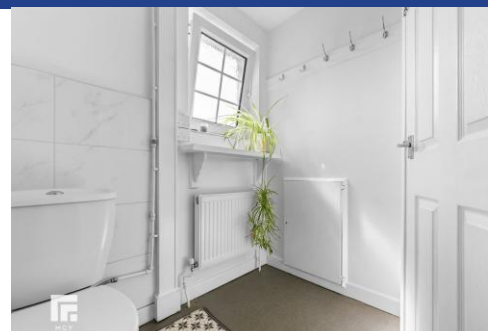


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