

11 Heol Y Waun, Whitchurch , Cardiff, CF14 1LB



Estate Agents and
Chartered Surveyors

£399,950



Semi-Detached House

3

1

2

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Property Description

A family home situated in the sought after area of Whitchurch, Cardiff. The property briefly comprises entrance hallway, sitting room, lounge/dining room, kitchen, utility area, cloakroom, three bedrooms, bathroom and separate wc. New upvc windows recently fitted. Outside there are gardens to front and rear and garage.

Tenure Freehold

Council Tax Band F

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 HALLWAY

Entered via composite door with obscure decorative panel. Down lighters to ceiling. Original wood block flooring. Stairs rising to first floor with under stairs storage cupboard housing gas and electric meters and space for cloak hanging. Door to :-

SITTING ROOM

12' 0" x 10' 2" (3.66m x 3.10m)

Upvc double glazed windows with cream wooden blinds to front and side. Inset wood burning stove with stone wood effect mantle over and slate hearth. Radiator.

LOUNGE/DINING ROOM

Upvc double glazed window with cream wooden blinds to front. Original wood block flooring. Original tiled working fireplace. Shelving to alcove. Radiator.

KITCHEN

15' 8" maximum x 8' 1" maximum (4.80m x 2.48m)
Upvc double glazed window to rear. Down lighters to ceiling. Ceramic tiled floor. Range of cream fitted base and wall units with wooden worksurfaces incorporating one and a ceramic sink unit. Built in electric oven with inset induction over and stainless steel extractor fan. Wooden breakfast bar. Wooden shelving to one wall. recess for American fridge freezer. Storage cupboard with shelving. Chrome heated towel rail and radiator. Step down to:-

UTILITY AREA

Upvc composite door with decorative leaded panel. Plumbing for washing machine with storage cupboard over. Door to :-

CLOAKROOM

Upvc obscure double glazed window to side. Downlighters to ceiling. Ceramic tiled floor and part tiled walls. Two piece suite comprising wall mounted corner wash hand basin and wc.

FIRST FLOOR

LANDING AREA - Upvc obscure double glazed window to side. Access to part boarded loft space with lighting. Doors to :-

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WC

Upvc obscure double glazed window to side. Laminate wood effect flooring. Part tiled walls. Two piece suite comprising wall mounted wash hand basin and wc.

BEDROOM ONE

13' 11" x 10' 0" (4.25m x 3.07m)

Upvc double glazed window with cream wooden blinds to front. Wardrobe with hanging and shelving. Radiator.

BEDROOM TWO

12' 5" x 10' 0" (3.81m x 3.06m)

Upvc double glazed window with cream wooden blinds to front. Further upvc double glazed screen to side. Radiator. Built in storage cupboard housing gas central heating boiler and radiator.

BEDROOM THREE

10' 2" x 8' 5" (3.12m x 2.58m)

Upvc double glazed window over looking rear garden. Radiator.

BATHROOM

Upvc obscure double glazed window to rear garden. Ceramic tiled walls and flooring. Two piece suite comprising panelled bath with rainflow shower head and hand held shower to mixer tap with glazed shower screen. Pedestal wash hand basin with mosaic tiled splash back. Heated chrome towel rail.

OUTSIDE

FRONT GARDEN - Driveway leading to garage. Decorative stone areas. Shrub and flower borders.

REAR GARDEN -Enclosed garden with perennial shrub and flower borders. Seating areas. Paved patio area. Pathway leading to rear garden with lawned area. Eucalyptus tree. Decked areas. Further decorative stone areas. Security lighting. Wooden gate to side leading to driveway.

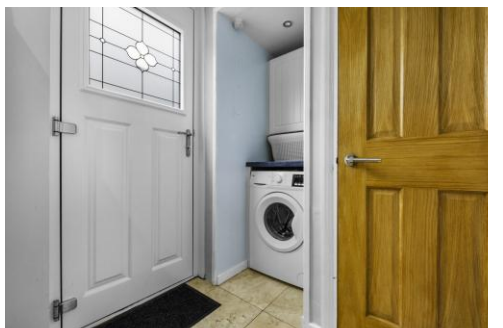
GARAGE

Accessed via up and over door. Power and lighting. Outside lighting.

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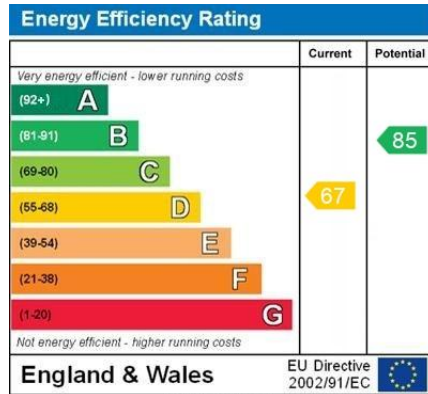
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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