

10 Heol Booker,

Whitchurch, Cardiff, CF14 2DG



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Semi-Detached House

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Property Description

****WELL PRESENTED SEMI DETACHED HOME**** Situated close to Whitchurch village this property offers entrance hall, lounge, kitchen/diner, conservatory, two bedrooms and bathroom. Delightful garden to rear with large wooden storage shed. Double glazed throughout and Gas Central Heating. The property also has the benefit of off road parking for one car. Viewing Highly Recommended.

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

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

Accessed via uPVC double glazed doors with obscure double glazed panels and fan lights. Door into;

ENTRANCE HALL

Stairs to first floor. Cupboard housing electric meter. Door to;

LOUNGE

14' 11" x 12' 3" into alcove (4.55m x 3.75m)
uPVC double glazed bay window to front. Coved ceiling. Inset fireplace with wooden mantle and ceramic tiled hearth. Storage cupboard with obscure glazed screen to side housing wall mounted combi gas central heating boiler and plumbing for washing machine. Archway to;

KITCHEN/DINER

15' 5" x 7' 2" (4.71m x 2.20m)
uPVC door to conservatory and double glazed window to rear. Ceramic tiled floor. Range of fitted base and wall units with wooden work surfaces and tiled splashbacks, incorporating one and a half stainless steel sink unit with mixer tap. Wine racks. Built in electric oven with gas hob and stainless steel extractor fan above. Space for fridge freezer. Downlighters to ceiling.

CONSERVATORY

Fully uPVC double glazed with door leading to rear garden and opening fanlights. Downlighters to ceiling. Ceramic tiled floor.

FIRST FLOOR

Landing area with uPVC obscure double glazed screen to side. Access to loft space.

BEDROOM ONE

15' 6" max to alcove x 10' 6" (4.74m x 3.21m)
Two uPVC double glazed windows to front. Built in high level storage cupboards. Central heating radiator.

BEDROOM TWO

10' 2" x 9' 4" (3.12m x 2.87m)
uPVC double glazed window to rear. Central heating radiator.

BATHROOM

uPVC obscure double glazed window to rear. Downlighters to ceiling. Three piece suite comprising panelled bath with shower over, wash hand basin set in vanity unit and low level WC. Part tiled walls. Large mirror mounted to one wall. Heated chrome towel rail.

OUTSIDE

Part block paved patio area, wooden gate to side and front. Exceptional rear garden with slabs leading to rear garden. Enclosed with flowers and shrub borders. Pergola with blue slate decorative chippings below. Outside water tap. Wooden storage shed (6m x 3m) to rear of garden.

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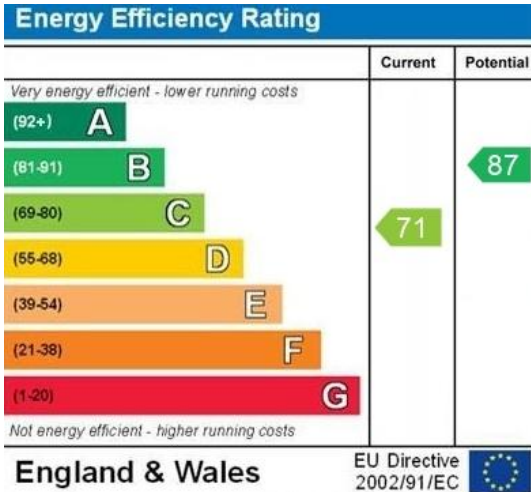
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GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.
While 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.
Made with floorplan click2



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