



9 GREENFIELD AVENUE
WHITCHURCH
CARDIFF CF14 1TF

ASKING PRICE OF
£275,000



SEMI DETACHED BUNGALOW



1



1



1



1

****No Onward Chain**** MGY are delighted to present this very well maintained Semi-detached 1 Bedroom Bungalow in a prime location of Whitchurch. The property has retained gorgeous original features and has ample opportunity for modernisation. It is beautifully proportioned and ideal as a downsize or first time purchase. The Bungalow comprises of a large lounge/dining area, a bedroom, bathroom and kitchen. The driveway offers off street parking with a detached garage and a spacious wrap around garden and patio sitting area.

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 is a great downsize or first time purchase. Manor Way is just a short drive away offering easy access in and around Cardiff, and with regular public transport links easily accessible.

PORCH

Entered via double door with obscure panel. Further obscured uPVC double glazed windows. Tiled flooring.

ENTRANCE HALL

Entry via double glazed door with obscured glass. Doors to all rooms.

KITCHEN

11' 10" x 7' 5" (3.621m x 2.267 m)
Double-glazed window to side aspect. Tiled splashback. Base cabinets with one mounted shelf unit. Radiator. Electric oven and electric hob with extractor fan above. Washing machine and Fridge-freezer.

REAR PORCH

6' 0" x 2' 8" (1.854m x 0.813 m)
Access to bathroom. Built in storage cupboard housing boiler. Double glazed uPVC door to side leading to rear garden.

BATHROOM

5' 11" x 7' 5" (1.820 m x 2.271 m)
Tiled walls. Double-glazed window to side aspect with obscure glass to rear aspect. Shower unit. WC with inset

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 527 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

flush. Wash hand basin. Ladder style radiator. Extractor fan. Tile style laminate flooring.

LOUNGE

11' 0" x 12' 1" (3.366 m x 3.702 m)
Double-glazed bay window to front aspect. Coving. Radiator. Electric fire. Carpet flooring. Leading into dining room :-

DINING ROOM

9' 8" x 7' 0" (2.971 m x 2.152 m)
Double-glazed window to front aspect. Coving. Radiator. Carpet flooring.

BEDROOM

10' 9" x 9' 0" (3.302m x 2.766 m)
Built in wardrobe space. Double-glazed window to rear aspect. Radiator. Carpet flooring.

OUTSIDE

Front - Driveway providing off road parking. Garage.

Rear - A superb plot enjoying a wrap around garden. Patio seating area. Mature shrubs and trees. Greenhouse. Gated side access.

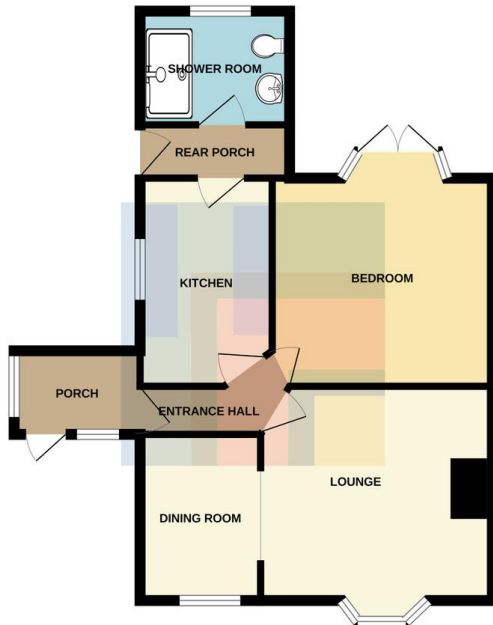


9 GREENFIELD AVENUE, WHITCHURCH, CARDIFF CF14 1TF

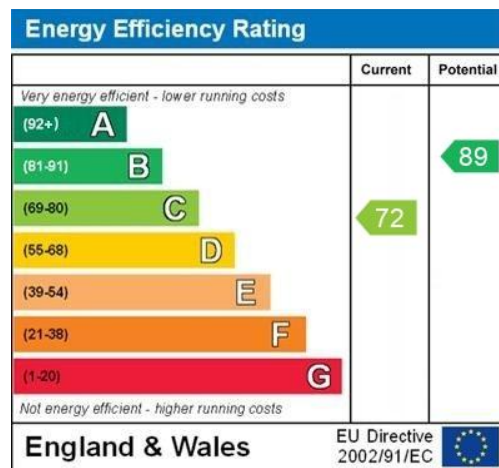


9 GREENFIELD AVENUE, WHITCHURCH, CARDIFF CF14 1TF

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 capability or efficiency can be given.
Made with Floorplan Studio



WWW.FLOORPLAN.COM

WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK