



**12 LLANCAIACH ROAD**  
**WHITCHURCH**  
**CARDIFF CF14 1PX**

OFFERS IN EXCESS OF  
**£450,000**



### SEMI-DETACHED HOUSE



**3**



**1**



**2**



**2**

**\*\*Perfect Family Home\*\*** MGY are delighted to present this immaculate, Semi-detached 3 Bedroom house in a prime location of Whitchurch. It is beautifully proportioned, and an ideal property close to Whitchurch village. The home briefly comprises, porch, hallway, two reception rooms, kitchen/diner, utility room, downstairs WC, three bedrooms and a family bathroom. It also offers off road parking to the front for three vehicles and a South facing rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,076 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

This delightful 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, A470 and M4. Whitchurch has well regarded schools at all levels including a Welsh school.

#### PORCH

3' 6" x 6' 2" (1.069m x 1.888m)

Pvc porch. Tiled flooring. Pvc door leading to entrance hall:-

#### ENTRANCE HALLWAY

13' 3" x 3' 1" (4.049m x 0.963m)

Oak flooring. Entry through traditional door with stain glass decorative feature. Radiator. Under stairs storage. Doors to all rooms. Stairs to first floor.

#### FRONT LIVING ROOM

10' 1" x 12' 2" (3.077m x 3.730m)

Oak parquet flooring. PVC double glazed bay window with shutters to front aspect. Picture rails. Two built-in alcove storage shelves and storage. fireplace. Radiator.

#### DOWNSTAIRS WC

3' 5" x 7' 2" (1.059m x 2.196m)

Oak flooring. PVC double glazed window with obscure glass to side aspect. WC. Wash hand basin with storage unit. Radiator. Spotlights.

#### LOUNGE AREA

10' 11" x 12' 8" (3.340m x 3.870m)

Oak flooring. Fireplace. Two alcoves with built in storage shelving and storage cupboard. Radiator.

#### KITCHEN/DINER

18' 8" x 10' 4" (5.714m x 3.171m)

PVC double glazed window to rear aspect. PVC bifold doors to rear garden. Spotlights. Radiator. A range of base and wall mounted cabinets with contrasting square edge counter tops. Integral oven and grill, five ring gas hob with extractor fan above. Dishwasher. Tiled splashback.

#### UTILITY ROOM

7' 1" x 5' 3" (2.160m x 1.623m)

Tiled flooring. Spotlights. PVC double glazed window to side aspect. Square edge countertop with sink and space for white goods below.



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## UPSTAIRS

First floor landing - Loft hatch. Built in wall mounted storage housing - EV charger box. Doors to all rooms.

## BEDROOM ONE

10' 6" into alcove x 13' 4" into bay (3.206m x 4.072m)  
PVC double glazed bay fronted window with shutters.  
Window seating area with storage below. Coving. Picture rail. Radiator. Two built-in storage cupboards in alcoves.

## BEDROOM TWO

10' 3" x 10' 6" (3.127m x 3.204m)  
PVC double glazed window to rear aspect. Picture rail. Built-in alcove storage cupboard housing boiler.

## BEDROOM THREE

7' 11" x 7' 8" (2.417m x 2.342m)  
PVC double glaze window to front aspect with shutters.  
Coving. picture rail. Radiator.

## BATHROOM

5' 10" x 7' 9" (1.803m x 2.387m)  
PVC window with obscure glass to rear aspect. Extractor fan. Part tiled walls. Spotlights. Bath unit, shower unit, WC with inset flush and wash hand basin vanity unit. Ladder style radiator.

## OUTSIDE

South facing rear garden laid mainly to lawn with patio area. Sectioned off play pit with chippings. Access to front and access to rear lane.

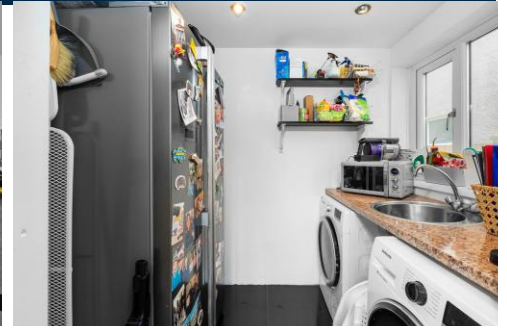
Shed – Perfect for storage.

Front - Paved three car driveways, EV charging point.





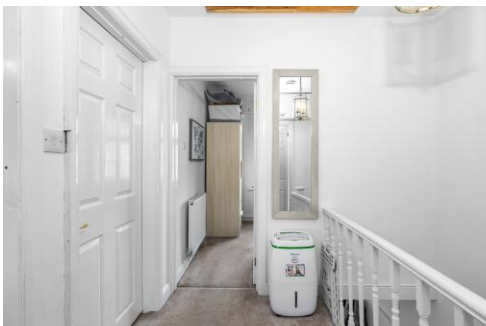
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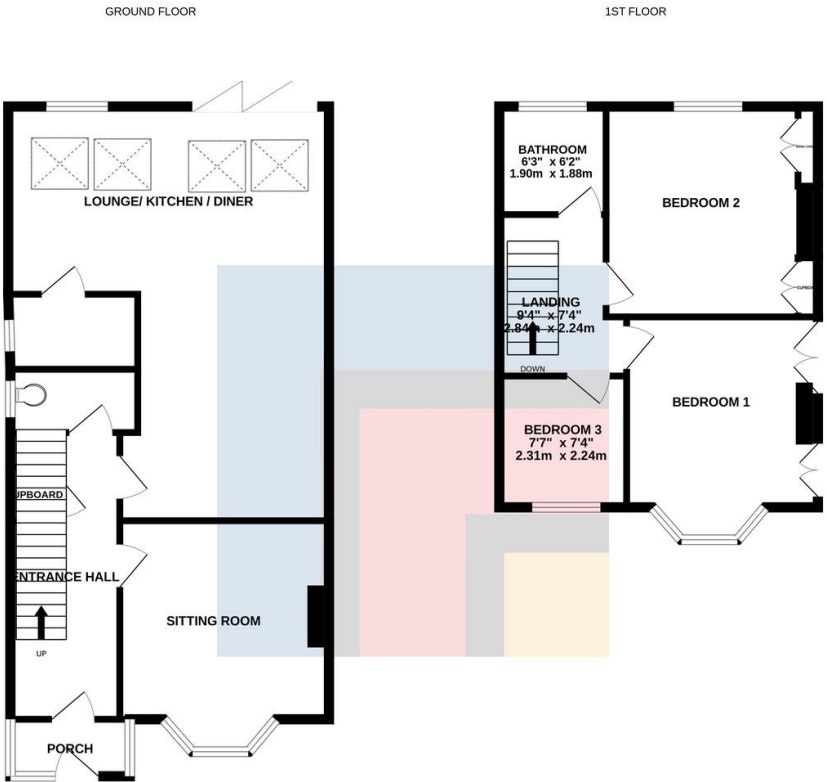
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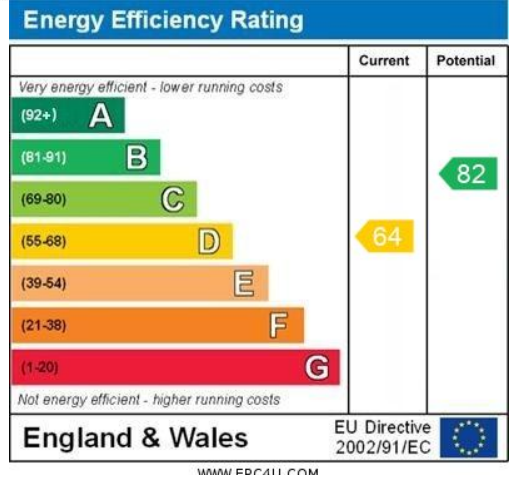
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