



24 WOODLAND ROAD
WHITCHURCH
CARDIFF CF14 2BU

ASKING PRICE OF
£490,000



SEMI DETACHED HOUSE



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MGY are delighted to offer for sale this wonderful opportunity, a much improved and substantially extended semi detached property in the much sought after Whitchurch area. The accommodation comprises porch, entrance hall, lounge, spacious open plan kitchen / dining area, utility and downstairs w.c to the ground floor. On the first floor there are 3 good size bedrooms and family bathroom. Driveway and garden to front, lovely South facing rear garden with summer house and storage garage. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,173 SQ FT

VIEWING: 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.

PORCH

Double glazed wooden door to front with glazed panels either side. Double glazed window to side. Tiled floor. Glazed wooden door to:-

ENTRANCE HALL

Understairs storage cupboard. Original tiled floor. Stairs to first floor. Doors to lounge and kitchen / diner.

LOUNGE

16' 11" into bay x 11' 10" into alcove (5.16m x 3.61m)
Double glazed uPVC bay window to front. Wooden flooring. Vertical radiator. Feature fire surround. Fitted storage cupboard.

OPEN PLAN KITCHEN/ DINER

19' 11" x 21' 11" max (6.08m x 6.70 m)
A stunning space greatly extended by the present owners. Double glazed wooden doors to rear lead to the South facing garden. Double glazed uPVC window to side. Travertine stone tiled flooring. Large velux skylight. Base and wall units with wooden work surfaces and tiled splash backs incorporating ceramic sink unit with mixer tap. Gas cooker point. Vertical radiator. Space for fridge / freezer.

Stained glass wooden door to :-

UTILITY ROOM

Tiled flooring. Obscured double glazed door to side. Plumbing and space for washing machine. Work surface and base unit above. Sliding door to :-

W.C

Obscured double glazed window to side. Pedestal wash hand basin with mixer tap, w.c. Radiator. Tiled floor.

FIRST FLOOR

STAIRS & LANDING

Stairs and Landing. Double glazed uPVC window to front. Radiator. Exposed floor boards. 2 loft hatches.

BEDROOM ONE

17' 5" x 11' 8" (5.33m x 3.57m)
Double glazed uPVC bay window to front. Double glazed window to rear. Airing cupboard with shelving. Feature fireplace. Radiator.

BEDROOM TWO

9' 8" x 10' 8" (2.97m x 3.27m)
Double glazed uPVC window to rear. Radiator. Carpeted.

BEDROOM THREE

11' 3" x 7' 6" (3.43m x 2.31m)
Double glazed uPVC window to side. Radiator.

BATHROOM

7' 0" x 7' 2" (2.15m x 2.19m)
Obscured double glazed window to rear. Roll top bath with mains shower over, w.c, pedestal wash hand basin with hot and cold taps. Part tiled walls. Ceramic tiled flooring.



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OUTSIDE

FRONT- Front garden and driveway.

Rear- South facing rear garden, mostly laid to lawn.
Borders. Paved area. Storage garage with power and lighting.

Summer House - 2.70m x 2.75m with power and lighting.



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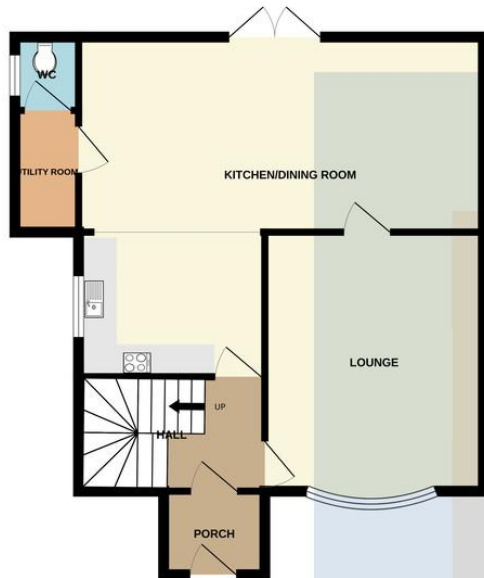


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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

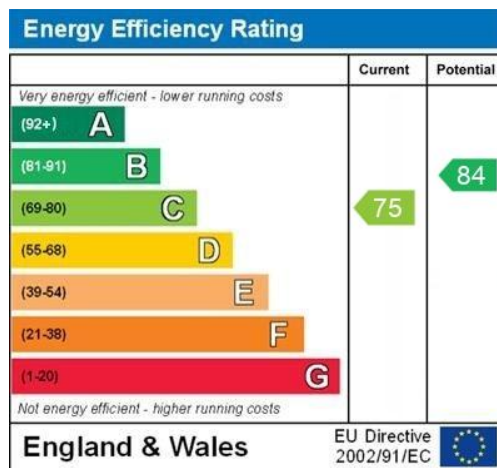


1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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