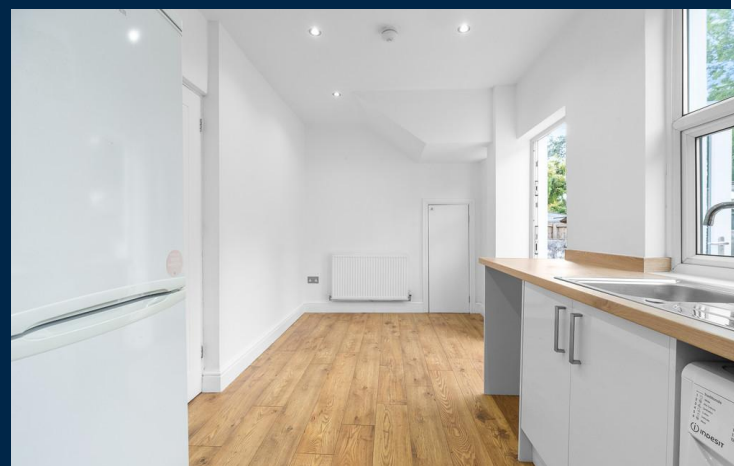




PARK CRESCENT
WHITCHURCH
CARDIFF CF14 7AQ

ASKING PRICE OF
£355,000



SEMI-DETACHED HOUSE



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Located on the sought-after street of Park Crescent in the heart of Whitchurch, this smart and well-presented three-bedroom semi-detached home offers the perfect balance of character and modern comfort. Ideal for families or downsizers or those who are looking to settle in a vibrant and well-connected area. The property boasts generous living space briefly comprising, a large lounge, open kitchen, three great sized bedrooms and a family bathroom. **The property is also presented with no onward chain**

ENTRANCE HALL

14' 1" x 2' 10" (4.297m x 0.885m)

Entry via PVC door with obscure glass. uPVC window with obscure glass to side aspect. Radiator. Spotlights. Stairs to 1st floor.

LOUNGE

9' 11" x 21' 1" (3.047m x 6.446m)

Two uPVC windows to front aspect. Two radiators. Two light pendants.

KITCHEN

8' 0" x 17' 9" (2.462m x 5.413m)

Spotlights. Two uPVC windows with obscure glass to rear aspect. One PVC window to rear aspect. A range of base and wall mounted cabinets with contrasting square edge countertops. Space for white goods. Integrated electric hob with oven below and extractor fan above. Radiator. Built-in storage cupboard under stairs. uPVC door with obscure glass to rear garden access.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 958 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

2' 6" x 10' 1" (0.782m x 3.074m)

uPVC window to rear aspect. Spotlights. Doors to all rooms.

BEDROOM ONE

13' 3" x 10' 6" (4.042m x 3.211 m)

uPVC window to front aspect. Radiator.

BEDROOM TWO

13' 2" x 10' 4" (4.023m x 3.154m)

PVC window to front aspect. Radiator.

BEDROOM THREE

7' 11" x 8' 4" (2.430m x 2.557m)

uPVC window to rear aspect. Radiator.

BATHROOM

5' 4" x 6' 7" (1.636m x 2.021m)

uPVC window with obscure glass to rear aspect. Part tiled walls. Spotlights. Extractor fan. Bath unit with showerhead above. WC with inset flush. Wash hand basin. Ladder style radiator.

OUTSIDE

Rear garden - South-West facing. Patio sitting area. Private and enclosed garden with a gated side access. Wooden shed.

Front - Multiple car driveway.



11 PARK CRESCENT, WHITCHURCH, CARDIFF CF14 7AQ



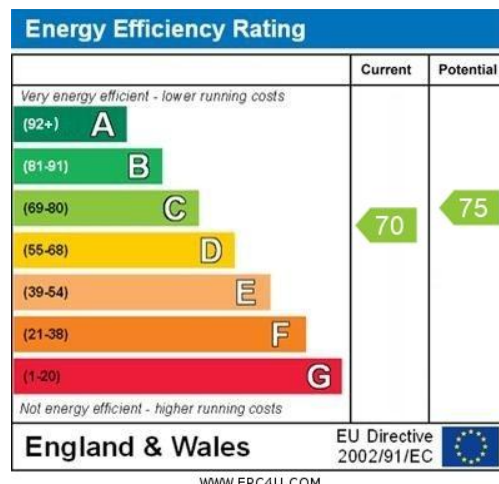
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GROUND FLOOR

1ST FLOOR



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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