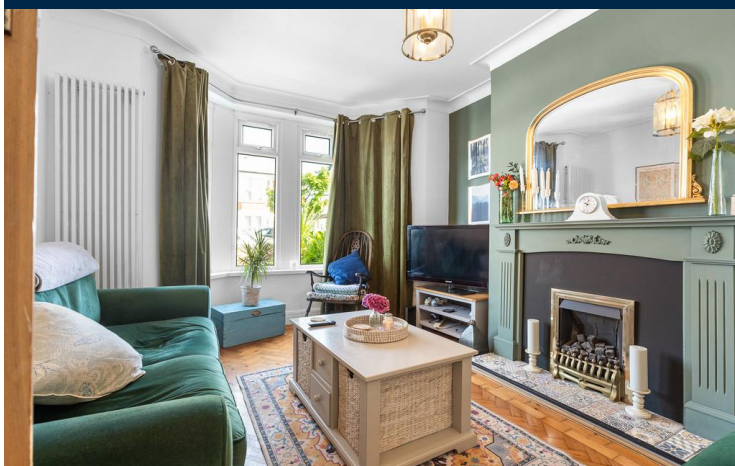




**KYLE AVENUE
WHITCHURCH
CARDIFF CF14 1SR**

GUIDE PRICE

£475,000



SEMI-DETACHED HOUSE



3



1



2



1

This exceptionally characterful, red bricked semi-detached house occupies a beautiful plot and position in Whitchurch. Its minimalist interiors and muted colour scheme, which have been tastefully selected by the current owners, provide an unobtrusive background for a multitude of eye-catching original elements. The home is south facing, an orientation that draws in light all day long and briefly comprises, Entrance hall, lounge, kitchen, dining area, utility/WC, three large bedrooms and a full size family bathroom.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

14' 11" x 5' 4" (4.567m x 1.632m)

Entry via composite door with decorative stained glass. Decorative stain glass window to front aspect. Coving. Ceiling rose. Radiator. Picture rail. Original tiled flooring. Stairs to 1st floor. Doors to all rooms. Under stairs storage cupboard, one housing boiler.

LOUNGE

14' 1" x 10' 0" (4.299m x 3.073m)

uPVC bay window to front aspect. Coving. Feature fireplace. Radiator. Ceiling rose. Original parquet flooring.

KITCHEN

13' 3" x 15' 10" (4.053m x 4.845m)

uPVC window to rear aspect. uPVC patio doors to rear garden. Radiator. A range of base and wall mounted cabinets with contrasting round edge countertops. Four ring gas hob with extractor fan above. Integrated oven. Space for white goods. Ceramic sink. Built-in pantry. Two light pendants. Door to WC/Utility room.

UTILITY ROOM/WC

11' 7" x 3' 3" (3.536m x 1.015m)

uPVC window with obscure glass to rear aspect. Velux window. Spotlights. Countertop with space for white goods below. WC with inset flush. Wash hand basin with tiled splashback. Tiled flooring.



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FIRST FLOOR

LANDING

3' 5" x 8' 8" (1.066m x 2.665m)

Decorative stain glass window to side aspect. Loft hatch.
Picture rail. Doors to rooms.

BEDROOM ONE

9' 7" x 14' 1" (2.924m x 4.306 (into bay)m)

uPVC bay window to front aspect. Coving. Radiator.

BEDROOM TWO

12' 9" x 10' 4" (3.906m x 3.163m)

PVC window to rear aspect. Picture rail. Radiator.

BEDROOM THREE

7' 6" x 7' 1" (2.31m x 2.18m)

uPVC window to front aspect. Radiator.

BATHROOM

6' 1" x 7' 8" (1.856m x 2.342m)

uPVC window with obscure glass to rear aspect. Bath unit
with showerhead above. WC. Wash handbasin. Tiled floors
and part tiled walls.

OUTSIDE

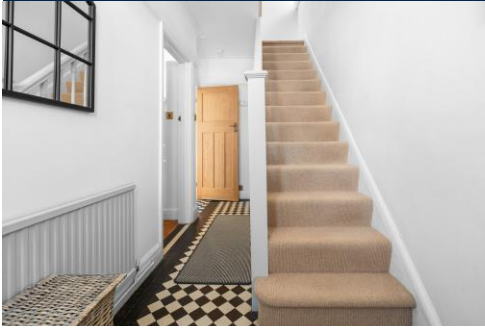
Rear garden - South facing garden. Patio sitting area. Lawn
area. Private and enclosed. Wooden shed. Rear patio sitting
area. A mixture of mature shrubs and trees. Gated side
access.

Garage - Fitted with electricity. Up and over garage door.
Wooden door access. Wood frames window.

Front - Multiple car driveway.



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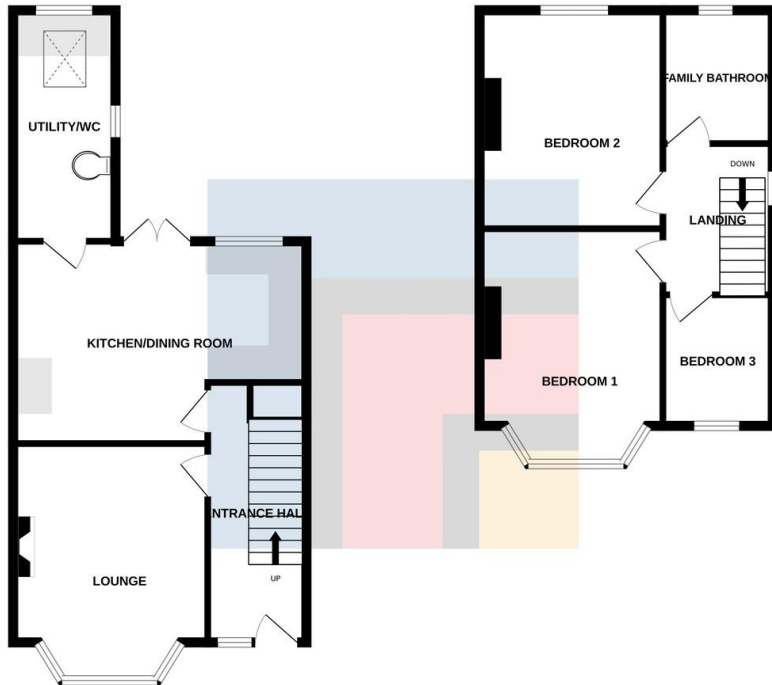
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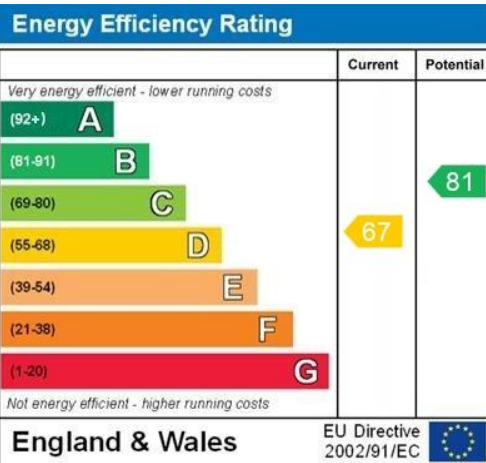
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GROUND FLOOR

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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