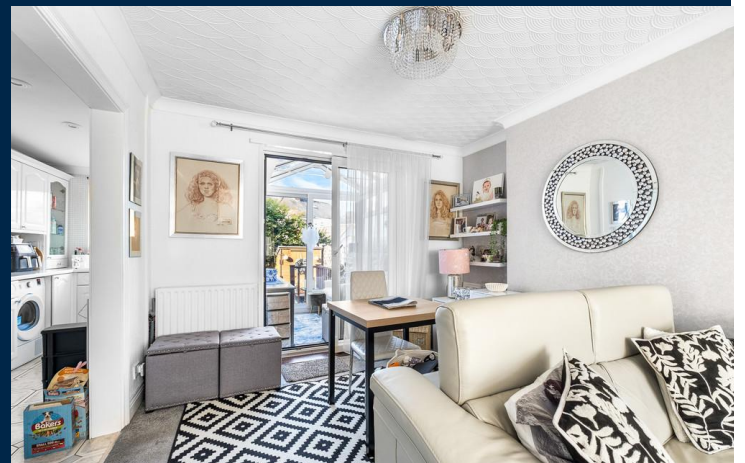
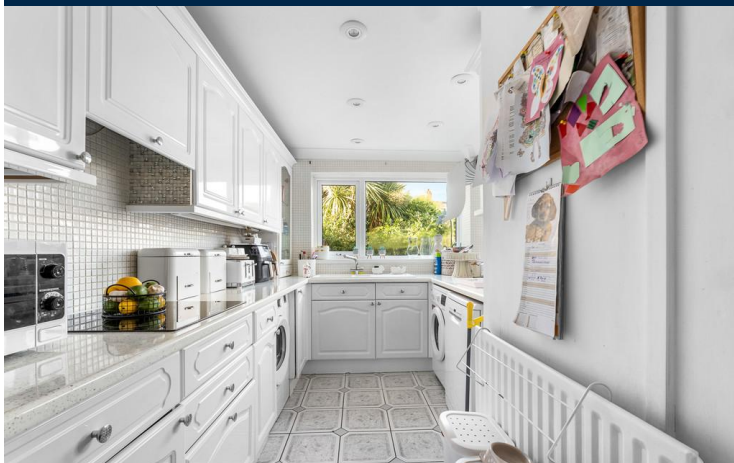




3 LON-Y-CELYN
WHITCHURCH
CARDIFF CF14 7BS

GUIDE PRICE
£325,000



MID TERRACED HOUSE



3



2



2



1

****Three Bedrooms Plus Loft Room****

Positioned in the beautiful suburb of Whitchurch, Cardiff. This three bedroom mid terraced offers a spacious living/dining area, modern kitchen, conservatory, and converted loft space. The property also provides a double width driveway to the front and is well located for local amenities such as restaurants, coffee shops, green spaces, and excellent transport links to the A470/M4.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,044 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in the popular residential suburb of Whitchurch close to Rhiwbina Village offering an abundance of local shopping facilities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

ENTRANCE HALLWAY

10' 1" x 5' 3" (3.09m x 1.61m)
uPVC double glazed frosted door to front. Laminate flooring. Doors leading to living / dining room and cloakroom. Under stair storage. Stairs leading to first floor. Radiator. Picture rail.

LOUNGE / DINER

24' 6" x 10' 11" (7.48m x 3.35m)
Spacious lounge and dining area. uPVC double glazing bay window to front. Ample space for dining room table. Open access to kitchen area. uPVC double glazing bifold doors to conservatory area. Picture rail.

KITCHEN

16' 2" x 7' 7" (4.94m x 2.33m)
Appointed across three sides high and low level cupboard space beneath laminate work surface. Granite 1.5 sink bowl. integrated four ring electric hob and extractor fan. Integrated oven and grill. Space for American fridge freezer, dishwasher, washing machine, and tumble dryer. Tiled flooring. Door leading to cloakroom. Large uPVC double

glazing window to rear. Large uPVC double glazing window to conservatory on side. Tiled walls. Spotlights. Radiator.

CONSERVATORY

7' 11" x 6' 11" (2.43m x 2.11m)
uPVC double glazing doors to rear garden. uPVC roof, side window to kitchen and window to side. Radiator. Laminate flooring.

FIRST FLOOR

LANDING

7' 8" x 3' 4" (2.36m x 1.03m)
Doors leading to all four first floor rooms and staircase leading to second floor. Built in cupboard space above stairs. Picture rail.

BATHROOM

6' 4" x 6' 0" (1.94 m x 1.85m)
White suite; low level wc. Wash hand basin with chrome taps. Tiled walls and flooring. Radiator. uPVC double glazing frosted window to rear. Bath tub with chrome taps and shower head. Built in cupboard space above and to side of bath. Wooden panelled ceiling.

BEDROOM 1

11' 2" x 12' 5" (3.41m x 3.79m)
A spacious double bedroom. Large uPVC double glazing window to front. Radiator. Built in overhead and side storage. Built in wardrobe. Picture rail.

BEDROOM 2

11' 3" x 9' 2" (3.45m x 2.80m)
A good sized double bedroom. Large uPVC double glazing window to rear. Built in wardrobe space housing Worcester combi boiler. Radiator.

BEDROOM 3

6' 10" x 6' 2" (2.09m x 1.89m)
Single bedroom. Large uPVC double glazing window to front. Radiator. Picture rail.

LOFT



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LANDING

3' 10" x 11' 6" (1.17m x 3.51m)

Built in storage. "Velux" window to rear. Doors leading to loft room and bathroom. Radiator

LOFT ROOM

8' 9" x 17' 7" (2.67m x 5.37m)

Large double bedroom. Two "velux" windows to front. Radiator. Spotlights. Access to loft.

BATHROOM 2

6' 9" x 6' 6" (2.07m x 2.00m)

White suite; low level wc. wash hand basin with chrome taps. Laminate flooring. Tiled walls. "Velux" window to rear. Chrome shower with marble walls. Radiator. Spotlights

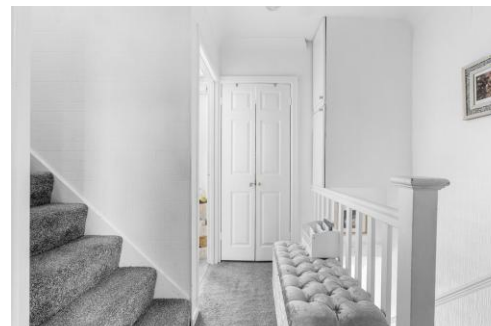
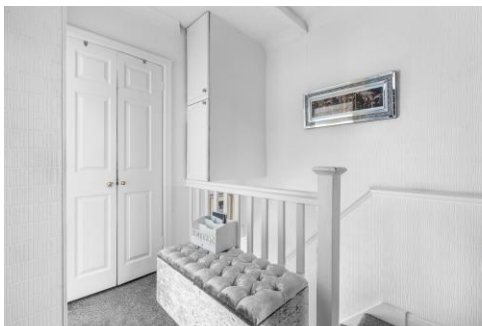
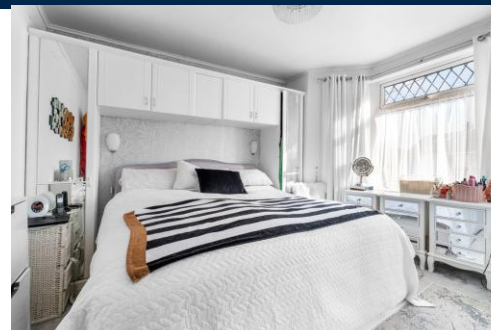
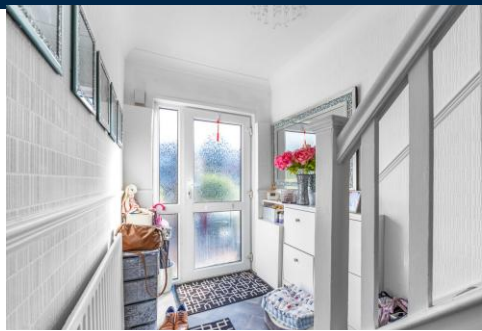
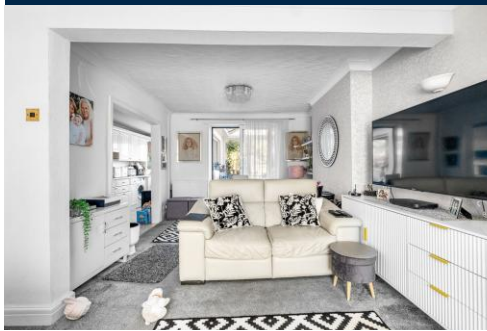
OUTSIDE

Rear garden: private and enclosed. Fence to boundary. Side access. Raised decking with space for outdoor seating area. Astroturf with paved slabs surrounding.

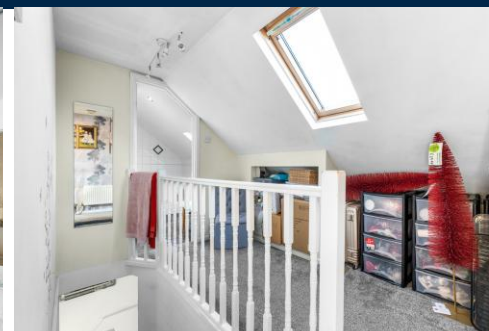
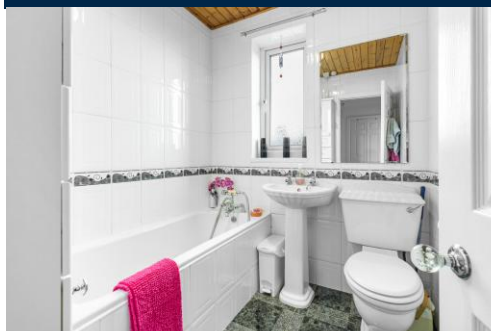
Front garden: Gated driveway allowing for off road parking. Paved pathway leading to front door.



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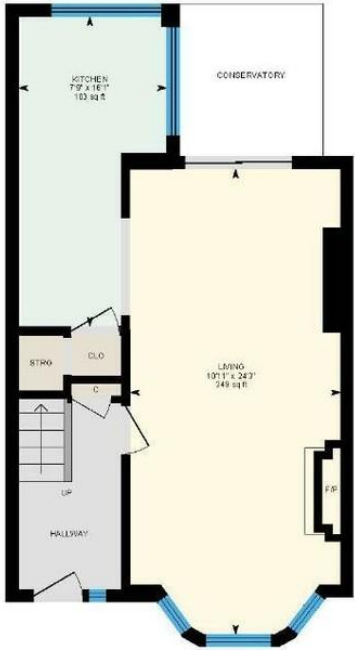
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3 Lon-Y-Celyn, Whitchurch, CRF

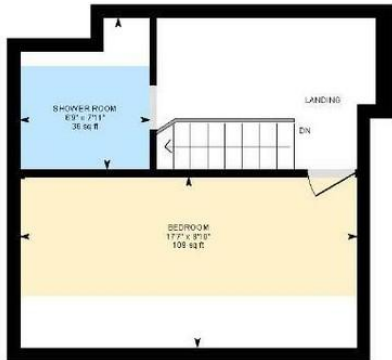
Main Building: Total Interior Area: 996.58 sq ft



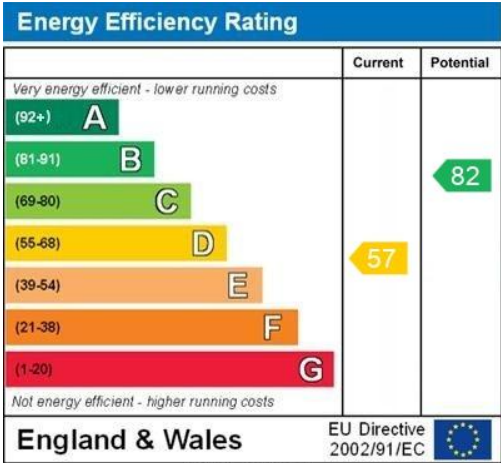
Ground Floor



1st Floor



2nd Floor



WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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