



KEYNSHAM ROAD
WHITCHURCH
CARDIFF CF14 1TS

ASKING PRICE OF
£450,000



SEMI-DETACHED HOUSE



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Set on an expansive plot, this wonderfully presented three-bedroom semi-detached property in Whitchurch provides perfect spacious living. Keynsham Road is conveniently located between the villages of Whitchurch, Rhiwbina, and the Heath, with excellent amenities and easy access to the A48 and M4, making it ideal for commuting. The house consists of an entry hall, a sitting room, a dining space, and an open concept lounge kitchen. Upstairs, there are three bedrooms and a spacious bathroom.

LOCATION

Located 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.

ENTRANCE HALL

9' 3" x 3' 1" (2.84m x 0.96m)

Doors leading to front sitting room/downstairs bedroom and dining room. Under stair storage housing electrical unit and gas meter. Stairs to first floor. uPVC door and window to side with obscured glass. uPVC double glazed obscured window to front. Radiator. Laminate flooring.

FRONT SITTING ROOM

9' 2" x 14' 4" (2.80m x 4.39m)

Currently used as a fourth bedroom. uPVC double glazed bay window to front. Picture rail. Original parquet flooring. Radiator.

DINING/SITTING ROOM

12' 10" x 9' 0" (3.93m x 2.76 m)

Original parquet flooring. Radiator. uPVC double glazing window to side. Doors leading to downstairs wc / utility space and large storage cupboard. Space for dining table.

STORAGE CUPBOARD

10' 1" x 4' 11" (3.09m x 1.51m)

Large storage room. Wooden flooring. Spotlights.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,108 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DOWNSTAIRS WC/UTILITY ROOM

5' 1" x 4' 7" (1.55m x 1.41 m)

White suite; low level wc. Wash hand basin with chrome tap and splash back. Radiator. uPVC double glazing frosted window to front. Stainless steel sink bowl with chrome tap. Space for white goods. Vinyl flooring.

KITCHEN

10' 10" x 11' 6" (3.32m x 3.52 m)

Appointed along three sides, high and low level cupboard space beneath work surface including breakfast bar. Stainless steel 1.5 sink bowl. Worcester combi boiler. Integrated four ring gas hob and extractor fan. Integrated oven, grill and microwave. Space for dishwasher and fridge freezer. Tiled splash backs along side and rear. Tiled styled laminate flooring. Double glazed uPVC window to rear.

Open to living area :-

LOUNGE

13' 11" x 10' 10" (4.248m x 3.31 m)

Radiator. uPVC double glazing French doors to rear garden. Tiled styled laminate flooring continued.



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FIRST FLOOR

LANDING

2' 8" x 6' 2" (0.82m x 1.89 m)

Loft access. Picture rail. Doors leading to all four upstairs rooms. Window above stair well to front.

BEDROOM ONE

11' 9" x 10' 2" (3.60m x 3.12m)

A spacious double bedroom. Radiator. Large uPVC double glazing window to rear. Picture rail.

BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.67m)

A good sized double bedroom. Radiator. Large uPVC double glazing window to rear. Picture rail.

BEDROOM THREE

10' 2" x 7' 0" (3.10m x 2.14 m)

A good sized single bedroom. Radiator. uPVC double glazing bay windows to front. Picture rail.

BATHROOM

5' 10" x 6' 10" (1.80m x 2.09 m)

Modern white suite; low level wc. Wash hand basin with chrome taps and integrated two door cupboard space below. Mirrored two door cupboards above. Tiled splash backs appointed across all four sides. Tiled flooring. Double glazed frosted window to side. Bathtub with chrome mixer tap and chrome shower head above. Heated towel rail.

OUTSIDE

Front garden:

Driveway space for multiple cars. Brick wall to boundary. Awning above front door.

Rear garden:

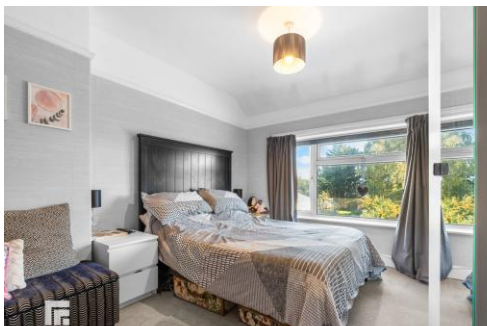
South east facing rear garden. Large lawn area. Patio area. Mixture of mature trees and shrubs. Private and enclosed. Fence to boundary. Wooden shed. Awning above French doors accessing the property.



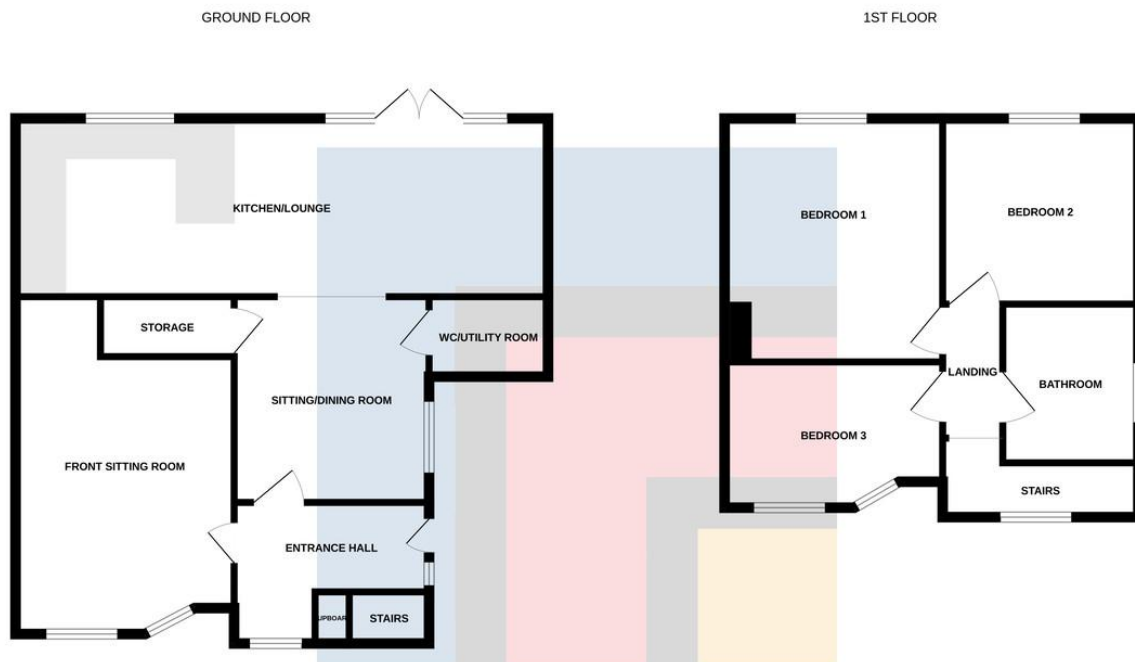
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