

JENKINS & BAILEY



21 Yorath Road Cardiff

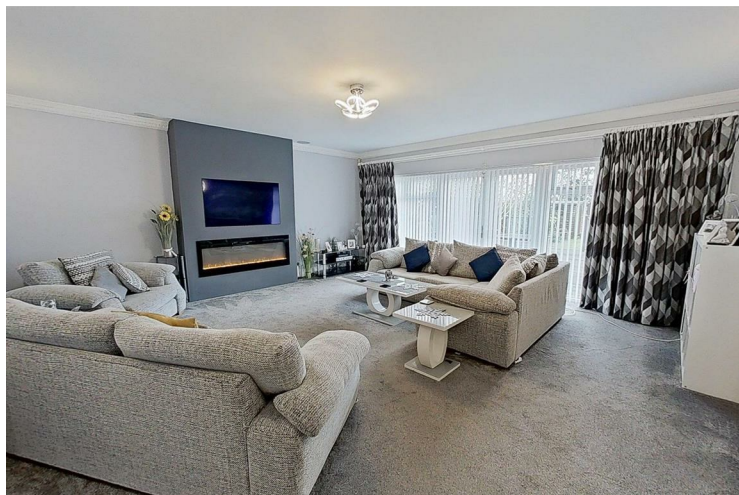
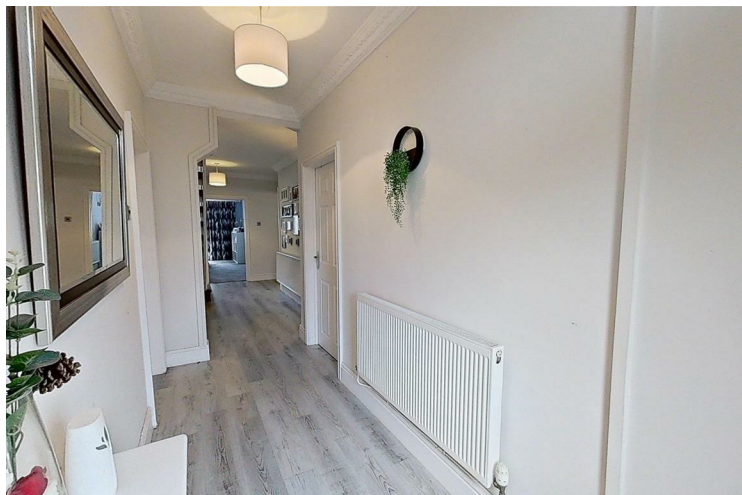
£710,000

Freehold

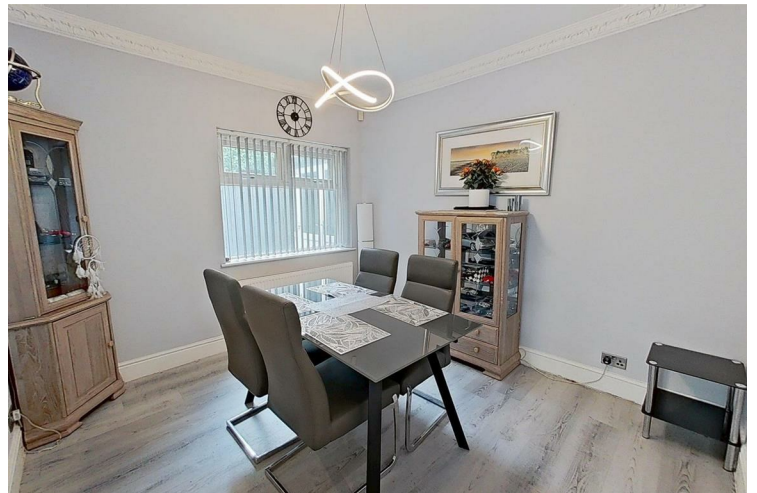
Located in the heart of Whitchurch, just a 10-minute walk from the village centre, this beautifully presented three-bedroom wheelchair-accessible bungalow offers a wonderful balance of space, style, and convenience. With charming cafés, the popular Fino Lounge, Villaggio Italian restaurant, excellent schools, and strong travel links nearby, it's an ideal spot for modern living.

A large, level driveway leads into a spacious hallway that sets the tone for the generous, accessible layout. At the front, two double bedrooms each benefit from their own en-suite, with the second bedroom featuring a stunning bay window that floods the space with natural light. Both rooms comfortably accommodate full bedroom furniture.

The third bedroom is currently being used as a stylish dining area. Beyond this lies a large, bright living room with wide French doors opening out to the beautiful rear garden—providing easy outdoor access for all. A modern media wall adds a sleek focal point, while the open layout offers plenty of space for relaxing or entertaining.

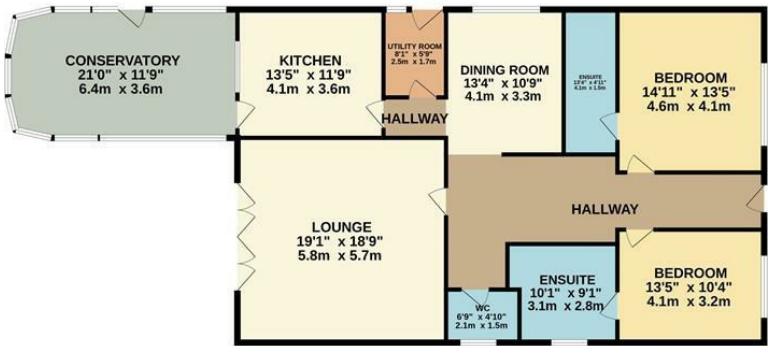


- Large Driveway • Garage • Loft Conversion • 3 En-suites • Large Garden • Utility Area

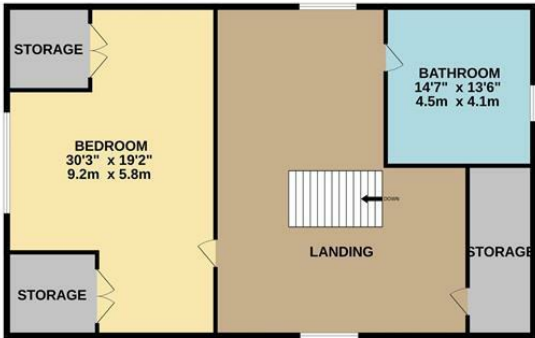




GROUND FLOOR
1716 sq.ft. (159.5 sq.m.) approx.



1ST FLOOR
1459 sq.ft. (135.5 sq.m.) approx.



TOTAL FLOOR AREA : 3175 sq.ft. (295.0 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.
Made with Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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JENKINS & BAILEY
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