

property details **approval form**

21 Caegwyn Road, Cardiff, South Glamorgan, Wales, CF14 1QN

Date: 11 June 2024

Property Ref and Version: WTC109021 - 0011

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£425,000

Tenure: Freehold

>> **key features**

- > NO CHAIN & VACANT
- > Detached Bungalow
- > Generous Plot with Off-Road Parking
- > Front & Rear Gardens
- > In Need of Modernisation
- > Three Bedrooms
- > Two Reception Rooms
- > Great to Downsizers or Families
- > EPC Rating: D

>> **short description**

This Charming Detached Bungalow Conveniently Located In Whitchurch Is Ready For A New Chapter! We are pleased to offer this chain free property that would be an excellent choice for families and those looking to downsize.

>> **long description**

This Charming Detached Bungalow Conveniently Located In Whitchurch Is Ready For A New Chapter! We are pleased to offer this much loved bungalow that benefits from three bedrooms, two reception rooms, driveway and garage as well as front and rear gardens. This bungalow would be perfect for those looking to put their own stamp on a property to make it their dream home.

The property comprises; Entrance hall, reception room with fireplace, three good size bedrooms, bathroom with three piece suite, an additional reception room with views over the rear garden and kitchen. Externally the property occupies generous grounds, with front garden, paved driveway, garage to the rear and rear garden laid mainly to lawn.

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Set in a desirable location within Whitchurch close to the local transport links along the A470. A short distance from local amenities along the Whitchurch high street and the Whitchurch Common.

We recommend calling early to secure your viewing and avoid missing out!

>> directions

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>> **room description**

Entrance Hallway

Radiator

Reception Room One

15' 5" Extends into Bay x 9' 11" Extends into Fireplace alcove (4.70m Extends into Bay x 3.02m Extends into Fireplace alcove)

Bay Window to front, gas fireplace, radiator

Reception Room Two

20' 1" x 10' 11" (6.12m x 3.33m)

Decorative fireplace, double sliding doors to rear garden, window to side, sliding doors to kitchen, radiator

Kitchen

13' 3" x 9' 11" (4.04m x 3.02m)

Combi boiler, door and window to rear garden, gas hob, electric oven and extractor fan. Space for fridge/freezer, washing machine, radiator

Bedroom One

9' 10" x 9' 4" (3.00m x 2.84m)

Inclusive of fitted wardrobes, window to side, radiator

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Window to front, radiator

Bedroom Three

7' 2" x 6' 9" (2.18m x 2.06m)

Window to side, radiator

Bathroom

Three piece suite fitted with wash basin, low level WC and bath. Shower comes from bath taps. Window to side

Front Garden

Rear Garden

Agents Note

Probate has been applied for

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>> **room description**

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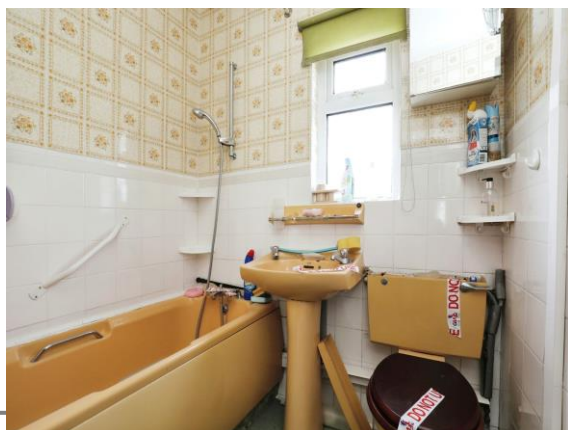
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Your Allen & Harris office: 46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ
T 029 2069 2626 E whitchurch@allenandharris.co.uk

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Zara Howard		
Rachael Gooding Slater Gordon Trust		

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