



Caegwyn Road, Cardiff CF14 1QL

allen & harris

welcome to

Caegwyn Road, Cardiff

We are delighted to offer for sale this generous detached three-bedroom bungalow in Whitchurch with an extensive plot. The property boasts spacious accommodation, detached garage and picturesque gardens, it is the perfect renovation project! OFFERED FOR SALE WITH NO ONWARD CHAIN! MUST BE VIEWED



Front Garden

Paved drive and pathways, bordered lawn, flowerbeds with mature shrubs and bushes to surround and wooden fence boundaries.

Entrance Hall

Enter via wooden front door with obscure glass panes, metal frame decorative coloured glass window to front, radiator, carpet to floor, access to loft hatch, doors to ground floor rooms.

Lounge

14' 10" Max x 14' 9" Max (4.52m Max x 4.50m Max)
Single glazed window to front, heater, exposed floorboards, picture shelf rail, wood panelled walls, heater, double glazed window to rear.

Dining Room

12' 9" into bay x 15' 1" (3.89m into bay x 4.60m)
Single glazed bay window with stained glass window to front, exposed floorboards, picture rail, heater.

Kitchen

23' 2" x 9' 6" Max (7.06m x 2.90m Max)
Tiled floor, part tiled walls, double glazed windows to both side aspects, range of wall, base, and drawer units, inset stainless steel double sink and draining board, fitted cupboard housing radiator, wall mounted boiler, radiator.

Outer Hall

Tiled floor, PVC door to rear garden, fitted cupboard.

Shower Room

Tiled floor, tiled walls, obscure glass window to rear, wall mounted hand wash basin, W.C, corner shower unit, radiator.

Bedroom one

14' 6" into bay x 14' 3" (4.42m into bay x 4.34m)
Panelled walls, single glazed with stain glass bay window to front, heater, picture rail.

Bedroom two

11' 10" x 11' 4" max (3.61m x 3.45m max)
Double glazed window to rear and side, heater and picture rails.

Bedroom three

9' 4" Max x 8' 2" (2.84m Max x 2.49m)
Double glazed window to rear, heater and picture rails.

Shower Room

Tiled floor, tiled walls, double glazed window to rear, wall mounted hand wash basin, W.C, shower unit, heater.

Rear Garden

Paved patio area, gated side access, bordered lawn, mature shrubs and bushes, mature bush boundaries.

Detached Garage

Agent Note

The owners have been granted planning permission, the current planning permission will provide four double bedrooms, family bathroom, two en suite bathrooms, kitchen, dining/living room, study/bed five, laundry room, boot room, cloak room, TV room. Planning reference is 24/01889/HSE. Please check with your solicitors for further information.



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welcome to

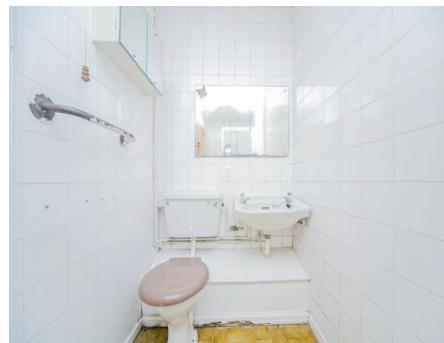
Caegwyn Road, Cardiff

- Detached three-bedroom bungalow with no onward chain
- Planning permission obtained for extension to front and dormer
- Sought after location in Whitchurch
- Long driveway to front and detached garage to rear
- Impressive plot with lovely front garden and enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£595,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WTC109415 - 0010

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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