



hrt
herbert r thomas

8 Westfield
Road

Whitchurch, Cardiff,
CF14 1QQ

hrt.uk.com

8 Westfield Road

Asking price **£399,995**

A bay fronted, three bedroom detached bungalow, situated in a peaceful, yet convenient location with potential to extend subject to relevant planning permission.

Three bedroom detached bungalow

Offered to market for first time since 1975

Potential to extend, subject to relevant planning permission, peaceful yet highly convenient location

Vacant possession, and no ongoing chain

In need of full decorative improvement

South facing rear garden

Off-road parking and single garage

Viewings highly recommended



This three bedroom, bay fronted detached bungalow is situated in a highly desirable location. It is a peaceful spot, yet is conveniently located to major transport links. The property is offered to the market for the first time since 1975.

It offers well maintained accommodation, but is in need of full decorative improvement. There is significant scope for extension, subject to relevant planning permission, as many neighbours have already done so. The accommodation briefly comprises of: ENTRANCE HALLWAY, which gives

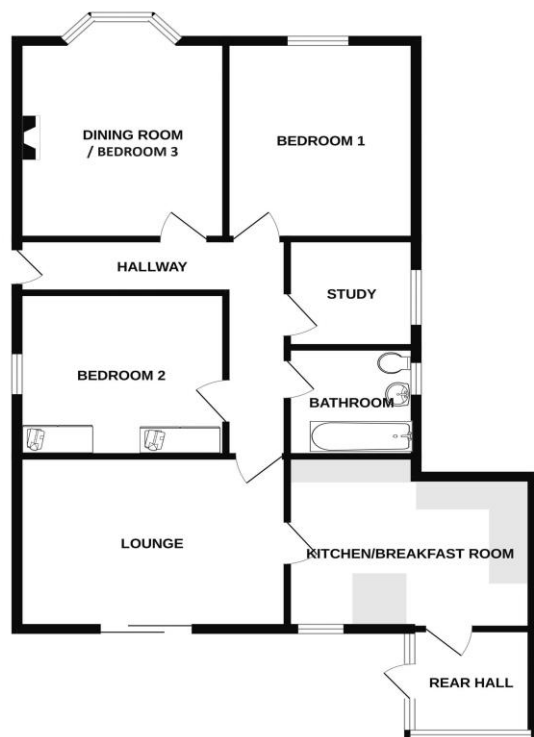
access to bedroom and living accommodation. The LOUNGE (14'6"×10'4") with patio doors to rear giving access into the garden. A dressed stone fireplace housing a gas flame stove. The room has exposed wood block flooring. A doorway from the lounge leads into the KITCHEN/BREAKFAST ROOM, (9'2" widening to 10'3"×13'4") this dual aspect room, with windows to front and rear, offers a range of pine base and wall mounted units plus breakfast bar area, integrated oven and gas hob, space and plumbing for white goods, ceramic tiled floor. A glass panel door leads into a REAR PORCH, which is a UPVC double glazed framed structure

with a polycarbonate roof and door into the rear garden.

The property offers three double bedrooms. BEDROOM ONE, (11'4"×13'4" max into bay window) and BEDROOM TWO, (11'11" x 10'3") are located at the front of the property. Bedroom one with bay window to front, has been previously used as a dining room. BEDROOM THREE, (11'5"×7'11") with window to side, has built in wardrobe cupboards. A STUDY, (7'1"×6'6") with window to side has fitted storage cupboards and houses a wall mounted Worcester gas central heating boiler. The family BATHROOM, (7'1"×5'11") with window to side, offers a primrose yellow three piece suite with full tiling to floor and walls.

Outside, wrought iron double gates lead onto a paved driveway, offering parking for several vehicles ahead of a detached prefabricated single garage. To the front of the property is a small maintenance forecourt garden. To the rear is a south facing lawned garden.

GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Directions

From Junction, 32 of the M4 (Coryton) Travel South along the A470, Northern Avenue, and onto Manor Way. After passing Whitchurch high school on your right hand side, At the next set of traffic lights turn right onto Caegwyn Road. Take the first left onto Westfield Road, And number eight will be found on the right hand side indicated by our For sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.