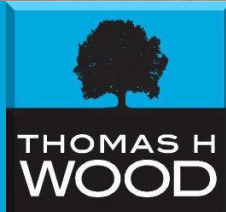




64 St. Johns Crescent

Whitchurch, Cardiff, CF14 7AG



Asking Price Of £475,000

3 Bedrooms





A superb opportunity to purchase a three bedroom, semi detached property on this extremely sought after road in Whitchurch. Although the property is in need of updating, it has been well maintained by the current owners and has the benefit of a single storey extension to the rear, providing a larger kitchen and living room. Ideally located close to Whitchurch Village, with its many shops and amenities and within a few minutes' drive of the M4 and A470 motorways. The accommodation briefly comprises an open porch, entrance hall, sitting room, living room, kitchen/diner, downstairs WC, landing, three bedrooms and bathroom. To the front is off road parking for one vehicle, as well as a detached garage.

#### **ENTRANCE HALL**

Via open porch and original hardwood front door with coloured lights. Papered walls, coving, painted ceiling. Single radiator panel. Stairs to first floor.

#### **SITTING ROOM**

14'1" x 12'6" (4.31m x 3.83m) max. Papered walls, coving papered ceiling. Double glazed uPVC windows to front bay. Stone clad fireplace with living flame gas fire. Fitted cabinets to alcoves. TV point. Single radiator panel.

#### **LIVING ROOM**

22' x 12'3" (6.72m x 3.74m) max. Papered walls, coving, papered ceiling. Stone mantelpiece with electric fire. TV point. Dimmer switch. Two single radiator panels. Double glazed uPVC door and window to rear.



#### **WC**

Cream coloured suite comprising a wall hung basin with brass effect taps, low level WC. Tiled walls and floor, papered walls, painted ceiling. Double glazed uPVC window to side. Extractor fan.

### KITCHEN/DINER

18'8" x 11'6" (5.70m x 3.52m) max. Dark wood effect units with marble effect worksurface and tiled splashback. Double glazed uPVC window to side and rear, door to side. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor hood over and electric oven. Integral fridge/freezer, space for washing machine. Painted walls, coving, papered ceiling, tiled floor. Two single radiator panels.

### LANDING

Papered walls and ceiling. Single glazed leaded window to side.

### BEDROOM 1

14'1" x 12'6" (4.31m x 3.83m) max. Papered walls, coving, papered ceiling. Double glazed uPVC windows to front bay. Single radiator panel. Phone point.

### BEDROOM 2

14' x 12'2" (4.29m x 3.73m) max. Papered walls, coving, papered ceiling. Double glazed uPVC window to rear. Single radiator panel.

### BEDROOM 3

9'3" x 8'4" (2.60m x 2.54m) max. Papered walls, coving, papered ceiling. Double glazed uPVC window to front. Single radiator panel.

### BATHROOM

8'6" x 8'4" (2.60m x 2.54m) max. Cream coloured units comprising a basin with brass mixer tap, low level WC, bath with brass mixer tap, separate shower cubicle with brass mixer shower. Double glazed uPVC window to rear. Cupboard containing Worcester Greenstar condensing combi boiler. Double radiator panel with TRV. Access to loft area. Tiled walls and floor, timber panelled ceiling.

### OUTSIDE

#### FRONT

Driveway, leading to detached garage with up and over door. Mature shrubs and trees, access to rear garden.

#### REAR

Paved patio area, lawn. Door to garage. Mature shrubs and trees. Brick wall to perimeter. Traditional washing line.

#### TENURE

This property is understood to be freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

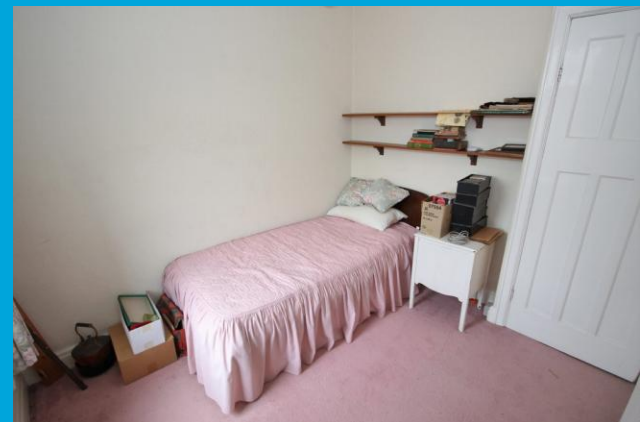
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TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	75
England, Scotland & Wales	65	England, Scotland & Wales	58

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements