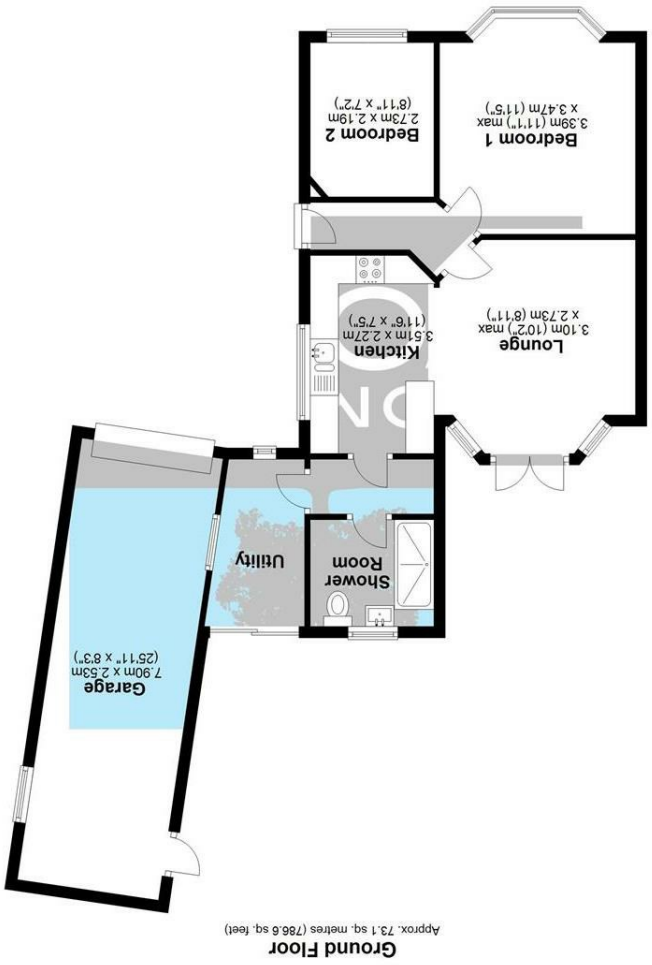


Total area: approx. 73.1 sq. metres (786.6 sq. feet)



Energy Efficiency Rating	
Potential	Current
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	
EU Directive 2002/91/EC	

England & Wales

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

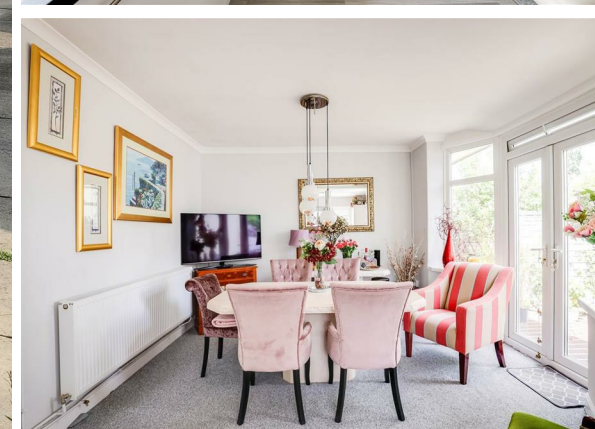
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD





10 Greenfield Avenue,
Whitchurch, Cardiff
CF14 1TF

Asking Price £319,000
Bungalow - Semi Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 786.60 sq ft

Current EPC Rating - D62

Potential EPC Rating - C79

A superbly presented two bedroom, semi detached bay fronted bungalow located on a quiet cul de sac in Rhiwbina. Finished to the highest of standards this fabulous home benefits from a new modern kitchen, impressive spacious shower room and a new combination boiler. There is off road parking for multiple vehicles, as well as a detached single garage to the rear. There is also potential for further development to the side and into the loft space (subject to planning). The accommodation briefly comprises an external porch, entrance hall, lounge, two bedrooms, modern fitted kitchen and impressive spacious shower room. Ideally located within easy reach of local amenities and the M4 and A470 motorways.

ENTRANCE

Via double glazed front door to hallway, radiator and doors to all rooms.

BEDROOM ONE

12'7" x 11'5"

Overlooking the front aspect of the property with carpeted floor, painted walls, double glazed window with fitted blind and radiator panel.

BEDROOM TWO

8'9" x 7'1"

Overlooking the front aspect of the property with carpeted floor, painted walls, double glazed window with fitted blind and radiator panel.

KITCHEN

11'9" x 7'7"

With a range of wall and base units and contrasting work surfaces over and breakfast bar. Stainless steel sink and drainer with mixer tap, oven and hob with extractor over, dishwasher and fridge/freezer. Open plan to;

LOUNGE/DINER

10'0" x 10'11"

A flexible space with double glazed windows to side and rear, double glazed doors to rear garden.

UTILITY AREA

3'1" x 7'5"

A useful space with door to side aspect, wall mounted combination boiler and door to;

SHOWER ROOM

6'1" x 7'3"

A modern three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Fully tiled with radiator and double glazed window.

OUTSIDE

FRONT

Block paved driveway with ample parking for multiple cars.

GARAGE

7.67m x 2.51m

A sizeable garage with up and over door, mains power. Prime development opportunity.

REAR GARDEN

A pretty rear garden with laid patio and block paving with two decked seating areas, enclosed by boundary walls and fences.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitors.

COUNCIL TAX

Band D



