



3 BED DETACHED  
 TOTAL FLOOR AREA : 129.2 sq.m (1391 sq.ft.) approx.  
 Wood Thomas has taken care to ensure the accuracy of the floorplan contained here. Measurements are taken from the centre of the walls and the room is measured to the furthest extent. All areas are measured to the furthest extent. The floorplan is for information only and should not be used as a guide to the layout of the property. The floorplan is for information only and should not be used as a guide to the layout of the property. The floorplan is for information only and should not be used as a guide to the layout of the property. The floorplan is for information only and should not be used as a guide to the layout of the property.



GROUND FLOOR  
 129.2 sq.m. (1391 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	58
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
 England & Wales



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Offers In The Region Of  
£525,000  
Bungalow - Detached  
2 Bedrooms

Tenure - Freehold

Floor Area - 1391.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C75

A rare and wonderful opportunity to purchase this three double bedroom, detached bungalow, ideally located on Greenfield Road in Whitchurch. This substantial, double bay fronted bungalow, is in need of modernisation but offers superb potential to create a modern and spacious home. This larger than average home benefits from high ceilings, a new combination boiler, an updated electrical consumer unit and a fully boarded loft that offers incredible potential for conversion, subject to the relevant permissions. Within walking distance of the highly regarded primary and secondary schools and the vibrant villages of Whitchurch and Rhiwbina. The excellent public transport links are easily accessed and the A470 and M4 motorway are minutes away. This is an exceptional opportunity and viewings are highly recommended to appreciate the size and the potential of the property. NO ONWARD CHAIN

#### HALLWAY

1.42m x 8.56m (4'7" x 28'1")

A spacious entrance hallway with doors to all rooms. Loft hatch access with pull down ladder. The loft is boarded and presents a superb opportunity for conversion, subject to the relevant permissions.

#### LOUNGE

4.29m x 5.41m (14'0" x 17'8")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and papered ceiling with ornate coving. Gas fire, UPVC bay window and radiator with TRV.

#### BEDROOM ONE

3.63m x 4.30m (11'10" x 14'1")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and papered ceiling with coving. UPVC bay window and radiator with TRV.

#### BEDROOM TWO

3.80m x 3.85m (12'5" x 12'7")

Overlooking the side aspect with carpeted floor, papered walls with picture rail and papered ceiling. Wash hand basin vanity unit, UPVC window and radiator with TRV.

#### BEDROOM THREE

4.29m x 3.00m (14'0" x 9'10")

Overlooking the side aspect with carpeted floor, papered walls with picture rail and papered ceiling. UPVC window and radiator with TRV.

#### SITTING ROOM

4.49m x 3.95m (14'8" x 12'11")

Overlooking the front aspect with carpeted floor, papered walls with picture rail, wall lights, papered ceiling with ornate coving. Electric fire, UPVC bay window and radiator with TRV. radiator with TRV

#### CONSERVATORY

2.91m x 3.40 (9'6" x 11'1")

With carpeted floor and UPVC window to garden.

#### BATHROOM

1.85m x 2.62m (6'0" x 8'7")

With lino flooring, low level WC, pedestal wash hand basin, freestanding shower with chrome mixer. Part tiled and laminate walls. UPVC window to rear and radiator with TRV.

#### KITCHEN

3.10m x 3.83m (10'2" x 12'6")

With a range of wall and base units and contrasting work surfaces. Stainless steel sink, gas hob and double ovens. Space and plumbing for washing machine. Papered walls, smooth ceiling, UPVC window to side aspect and radiator with TRV. Door to;

#### UTILITY/REAR ACCESS

2.10m x 0.97m (6'10" x 3'2")

#### UTILITY/REAR ACCESS

2.10m x 0.97m Ideal Atlantic combi boiler. UPVC window and door to rear garden.

#### OUTSIDE

##### FRONT

A generous block paved driveway with space for multiple cars. Laid lawn and mature hedgerows. Path to front door. Continuation of driveway to the side gate to the garden. Garage with up and over door.

##### REAR

A sunny rear garden with laid lawn. Storage shed and outside WC.

#### TENURE

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

#### COUNCIL TAX

Band G



