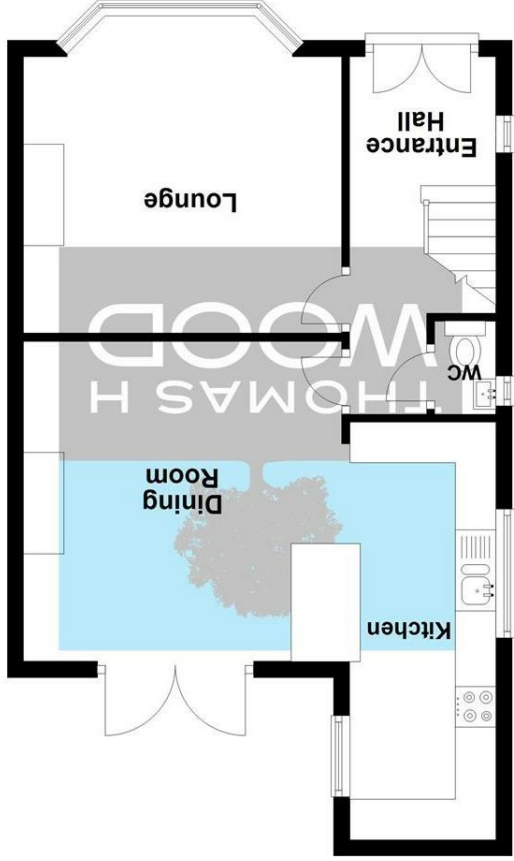
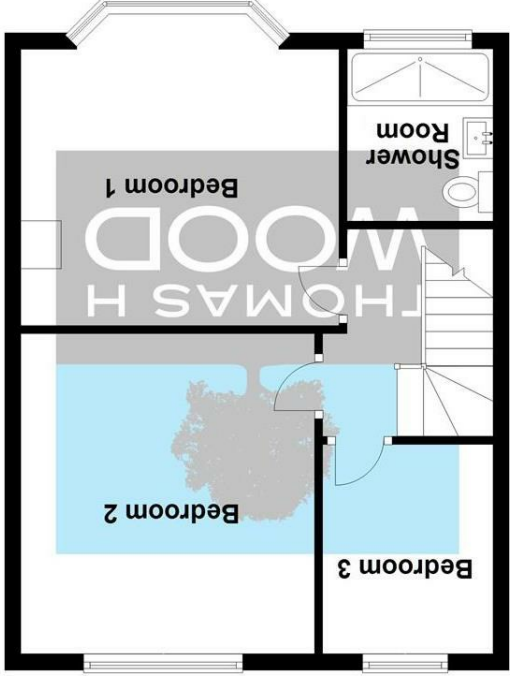




Total area: approx. 986.0 sq. feet



Ground Floor
Approx. 515.7 sq. feet



First Floor
Approx. 470.3 sq. feet

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	72
Potential	84

Energy Efficiency Rating

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4 Lon-y-celyn,
Whitchurch, Cardiff
CF14 7BW

Asking Price £400,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 986.00 sq ft

Current EPC Rating - C72

Potential EPC Rating - B84

A beautifully presented three bedroom semi-detached family home, occupying a substantial plot on Lon Y Celyn in Whitchurch. The current owners have transformed the property into a modern and highly desirable home and is offered for sale in immaculate order throughout. This traditional bay fronted property has superb potential for further improvement with opportunities to extend to the side and convert the loft space. (Subject to the relevant permissions) Situated within easy reach of both primary & secondary schools, train stations, shops and leisure facilities and is within easy reach of the M4 & A470. The accommodation briefly comprises, entrance hallway, lounge with private aspect, cloakroom and open plan kitchen and dining room. To the first floor, there are three excellent size bedrooms and a stunning shower room. Viewings highly recommended.

ENTRANCE

Entered via UPVC double doors to entrance hallway.

ENTRANCE HALLWAY

1.80m x 4.60m (5'10" x 15'1")

A welcoming hallway with restored wood block flooring. With feature double glazed window to side. Stairs rising to the first floor and radiator panel. Under stairs storage cupboard.

CLOAKROOM

0.75m x 1.16m (2'5" x 3'9")

With low level WC, wall mounted wash hand basin with chrome mixer tap. Obscure UPVC window to side. Tiled flooring and tiled splash back.

LOUNGE

3.94m x 4.29m (12'11" x 14'0")

(max) A bright reception room overlooking the substantial front garden. With restored wood block flooring, painted walls, and papered ceiling with coving. Feature stone fireplace surround and 'picture' UPVC bay window. Fitted shelving and bespoke cabinets to recess. Radiator with TRV.

OPEN PLAN KITCHEN/DINING

KITCHEN

1.72m x 5.15m (5'7" x 16'10")

A range of wall and base units and contrasting work surfaces over. Breakfast bar with under counter seating and storage. Stainless steel one and half bowl sink and chrome mixer tap. Four ring Neff gas hob and Neff integrated oven. Zanussi extractor hood and tiled splash backs. Led lighting to wall units and plinths. Integrated fridge and freezer and dishwasher. Space and plumbing for washing machine. Tiled flooring in kitchen area.

DINING

3.55m x 3.95m (11'7" x 12'11")

A superb entertaining space with restored wood block flooring, painted walls, and smooth ceiling with coving. Fitted shelving and bespoke cabinets to recess. UPVC French doors to patio and rear garden. Ample space for sizeable dining table and chairs. Radiator with TRV.

LANDING

Via carpeted staircase with modern handrail and spindles. Loft access with pull down ladder to partially boarded loft space. UPVC window to side.

BEDROOM ONE

3.84m x 4.32m (12'7" x 14'2")

(max) A bright and spacious master bedroom overlooking the front aspect of the property. With engineered oak flooring, painted walls, smooth ceiling radiator with TRV and UPVC bay window.

BEDROOM TWO

3.61m x 3.95m (11'10" x 12'11")

A further excellent size double bedroom with engineered oak flooring, painted walls, smooth ceiling, radiator with TRV and UPVC window overlooking the rear aspect. Fitted wardrobes along one side. Modern Worcester combination boiler within wardrobe closest to the window.

BEDROOM THREE

2.11m x 2.49m (6'11" x 8'2")

A larger than average single room with engineered oak flooring, painted walls, smooth ceiling, radiator with TRV and UPVC window overlooking the rear aspect.

SHOWER ROOM

1.84m x 2.12m (6'0" x 6'11")

A modern and recently fitted, three piece showroom with low level WC, wall mounted wash hand basin with black waterfall tap, large enclosed shower with black mixer and hand held shower and fully glazed screen. Anthracite radiator, fully tiled walls and floor, smooth ceiling with spotlights and extractor and obscure UPVC window to front.

OUTSIDE

DRIVEWAY

Ample off road parking. Decorative stone driveway with gated access to;

SIDE PATIO

A generous side return that would lend itself for extension, subject to the relevant permissions. Currently used as an entertaining area and can comfortably accommodate garden furniture. Outside tap and power point. Gates leading out to the driveway and rear garden.

FRONT

A substantial front garden that has benefited from new perimeter timber fencing. This has created a private, secure and useable frontage. Continuation of patio to front door. outside light.

REAR

Enclosed rear garden with timber frame fencing. Raised, paved patio accessed from the dining area. Laid lawn and continuation of the paved patio to side return.

GARAGE

Detached single garage with up and over door. Power sockets and lighting.

TENURE

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

COUNCIL TAX

Band F



