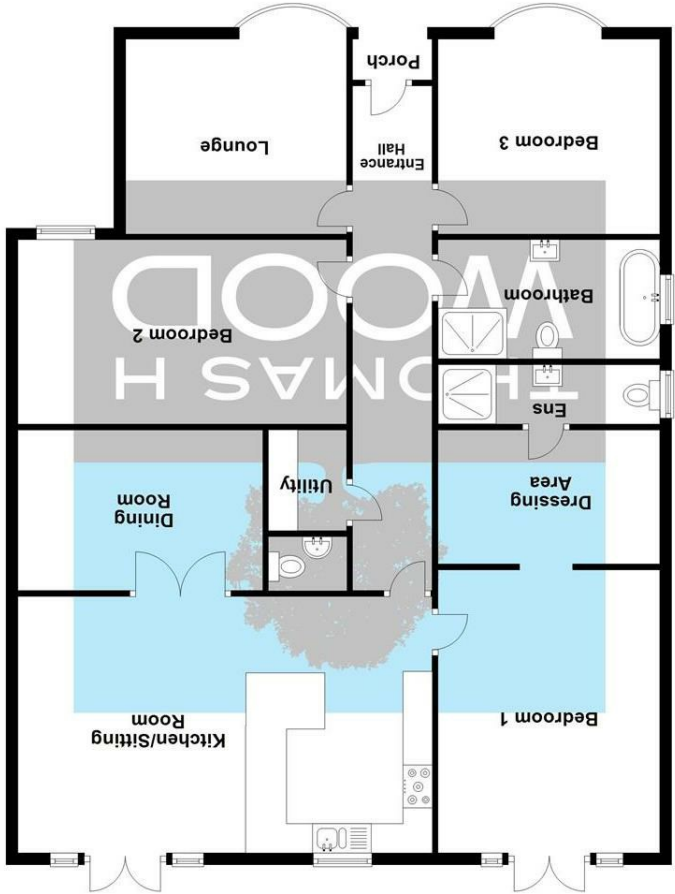


Total area: approx. 1586.9 sq. feet



Ground Floor
Approx. 1586.9 sq. feet

Energy Efficiency Rating	
Potential	Current
83	74

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

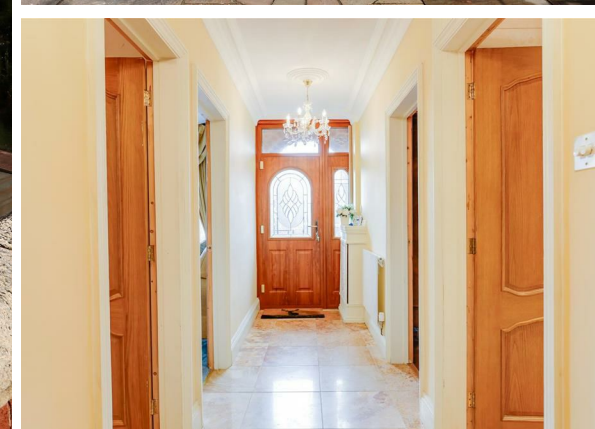
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H
WOOD





10 Heol Iestyn,
Whitchurch, Cardiff
CF14 1QE

£669,950
Bungalow - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1586.90 sq ft

Current EPC Rating - C74

Potential EPC Rating - B83

A substantial beautifully presented detached, extended 3 double bedroom bungalow with large garden, summer house and off-street parking. Recent refurbishment included a replacement roof with extended loft space that could easily be completed to accommodate a further bedroom/bathroom/home office. A cul-de-sac position within easy walking distance of village shops, excellent public transport links and highly regarded primary and secondary schools. Briefly, this elegant family home of character comprises many period features including spacious entrance hallway leading to an open plan kitchen, dining bar, family lounge overlooking a large rear garden and summer house. The property also includes a front lounge, family 4 piece bathroom, utility room, separate WC, dining room, two double bedrooms and a master bedroom with dressing room and ensuite 3 piece bathroom.

ENTRANCE HALLWAY

Via arched open porch, uPVC door with decorative obscure glass panels. Enter to a spacious entrance hallway with marble tiled floors, painted walls, smooth ceiling with coving ceiling roses and 'Louis' style doors to all rooms. A meter cupboard with decorative panel and radiator / TRV.

LOUNGE

3.77m x 3.96m (12'4" x 12'11")

(into bay). Principal reception room with carpet, feature fireplace, real flame gas fire and uPVC bay window overlooking front garden with integrated venetian blinds. Wall papered walls and ceiling with coving and ceiling rose

BEDROOM ONE

5.62m x 3.14m (18'5" x 10'3")

Dark oak hardwood floor, wall paper to walls and ceiling with coving. uPVC bay window with integrated venetian blinds overlooking front garden with radiator and TRV

BEDROOM TWO

3.79m x 3.96m (12'5" x 12'11")

Light oak hardwood floor, painted walls and smooth ceiling. uPVC window with integrated venetian blinds overlooking front driveway with radiator and TRV. (Space for stairway to loft). Fitted sliding door wardrobes (Two double and one single).

FAMILY BATHROOM

3.80m x 2.04m (12'5" x 6'8")

Four piece bathroom, light oak hardwood floor, wash hand basin vanity unit and chrome tap, low level WC and large corner shower cubicle with chrome handheld shower spray and separate overhead shower spray. Panelled jacuzzi style bath with handheld shower. Fully tiled walls, smooth ceiling with coving, spotlights and feature pendant lightfitting, uPVC arched window to side a with obscure glass and integrated venetian blind. Chrome towel radiator, external extractor fan

UTILITY ROOM

1.35m x 1.73m (4'5" x 5'8")

Marble tiled floor, currently fitted for washing machine, condenser dryer, with space for laundry and bins with external extractor fan.

W. C.

1.35m x 0.92m (4'5" x 3'0")

Marble tiled floor and half tiled walls with smooth painted ceiling and remaining walls. Wash hand basin vanity unit and low level WC, with external extractor fan.

KITCHEN & FAMILY ROOM

7.15m x 4.40m (23'5" x 14'5")

Ivory wall and base units with decorative architrave, columns, corbels and mantel hearth incorporating external extractor fan. Dark oak hardwood worktop with curved dining bar. Marble tiled floor and splashbacks. One and a half bowl composite sink with brass mixer tap. Integrated

dishwasher, microwave, fridge/freezer, pull-out larder. Space for range cooker. Smooth painted ceiling with coving, spotlights and cabinet lighting. Feature arched uPVC window to rear with integrated venetian blinds. Open plan to;

FAMILY ROOM

Part smooth painted walls and ceiling with spotlights with painted walls and wallpaper feature wall with uplighters. UPVC double French style doors with glass side panels opening to rear patio. Vertical blinds. Two vertical radiators and a double radiator with TRVs. Continuing dark oak hardwood flooring.

DINING ROOM

4.18m x 2.78m (13'8" x 9'1")

Enter via double wooden arched glass french doors. With the continuation of dark oak hardwood flooring. Ample space for a sizeable family dining table and chairs (seats 8) and cabinets. Painted walls, smooth ceiling and coving with ceiling rose. Large single radiator with TRV.

MASTER BEDROOM

3.72m x 4.83m (12'2" x 15'10")

Light oak hardwood floor, half painted, half wall papered walls with architrave feature. Smooth ceiling with coving and ceiling roses. UPVC double French style doors with glass side panels opening to rear patio. Vertical blinds. Two vertical radiators and a double radiator with TRVs.

DRESSING ROOM

3.72m x 2.50m (12'2" x 8'2")

Continuing light oak hardwood floor, smooth painted walls and ceiling with spotlights and coving. Comprising five double fitted wardrobes leading to :

ENSUITE

3.69m x 0.89m (12'1" x 2'11")

Continuing light oak hardwood floor, wash hand basin vanity unit and chrome tap, low level WC and shower cubicle with chrome handheld shower spray and separate overhead shower spray. Fully tiled walls, feature arched uPVC window to side with integrated venetian blind and obscure glass. Chrome towel radiator and external extractor fan.

LOFT

7.5m x 5.9m x 2.4m (24'7" x 19'4" x 7'10")

(Rear approximately L x W x H) - Part floor boarded. Would need floor completion, stairs, insulation, windows and plaster boarding to finish.

OUTSIDE

FRONT GARDEN

Lawned areas with decorative stone paths and driveway with off road parking and EV charging point. Mature plants, trees and shrubs.

REAR GARDEN

A large rear garden with side access, lawn, decorative stone paved patio and separate patio courtyard with circle features. Mature plants, trees and shrubs with lattice arched boundary fencing.

SUMMERHOUSE

Georgian style oak arched windows and door with ornamental columns, patio slab floor and aluminium vaulted roof.

TENURE

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

COUNCIL TAX

Band E



3



2



3



C

