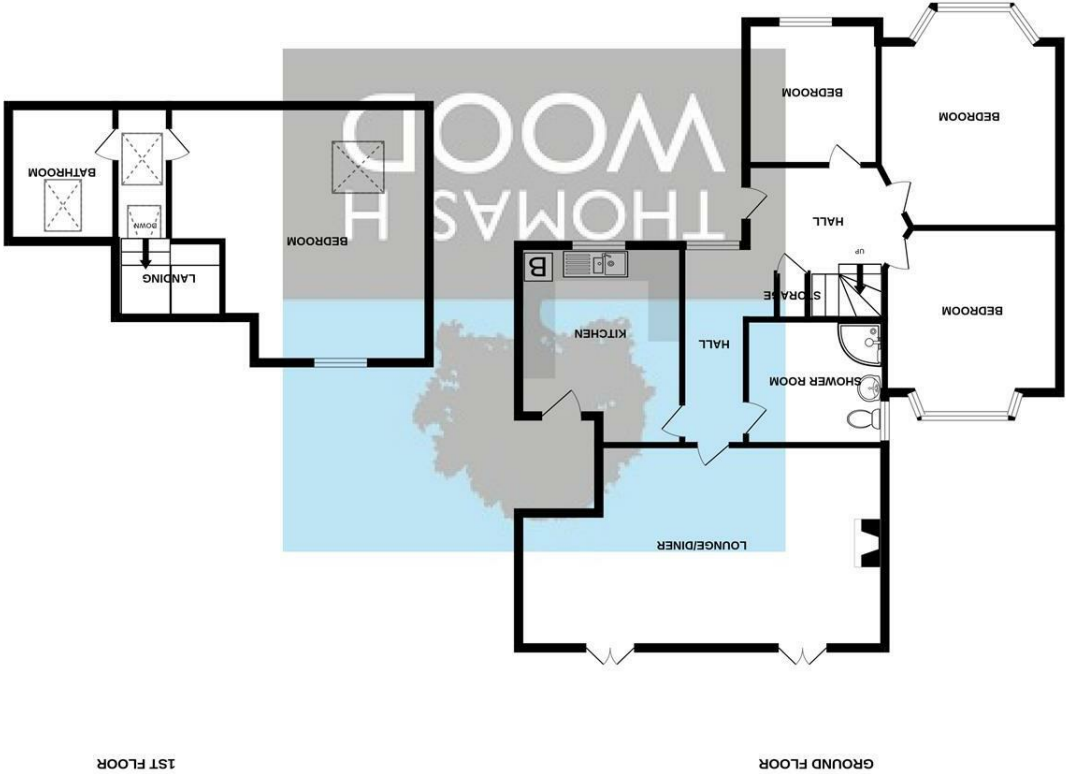


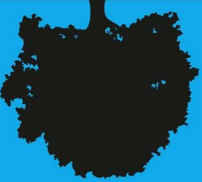
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Potential		
Current		
81		
72		

THOMAS H  
WOOD



CONTACT

EMAIL

sales@thomashwood.com

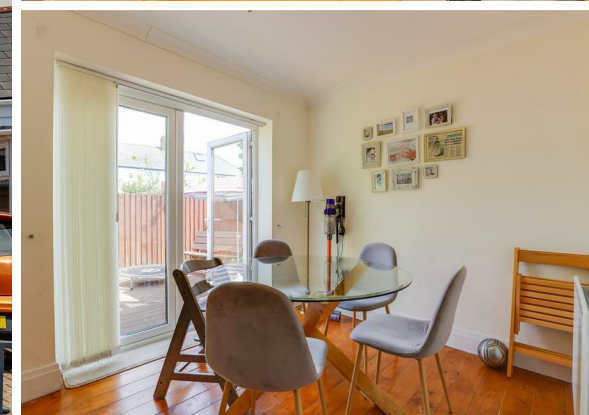
TELEPHONE

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WEBSITE

www.thomashwood.com





12 Greenfield Avenue,  
Whitchurch, Cardiff  
CF14 1TF

Asking Price £399,950  
Bungalow - Semi Detached  
4 Bedrooms

**Tenure - Freehold**

**Floor Area - 1323.00 sq ft**

**Current EPC Rating - C72**

**Potential EPC Rating - B81**

Thomas H Wood are pleased to present this immaculate four-bedroom dormer-style bungalow, ideally located in the popular cul de sac of Greenfield Avenue in Whitchurch. The property has been transformed with sizeable extensions to the side, rear and loft and is offered for sale with no onward chain. This superb family home briefly comprises, spacious entrance hallway, three bedrooms, shower room, kitchen and lounge/dining area. To the first floor, there is an excellent size bedroom and bathroom with roll top tub. To the front of the property is a generous driveway with space for multiple vehicles and a sheltered porch over the entrance. There is side access to the enclosed rear garden with decking area and wrap around lawn. Electric car charging point to front porch. Viewings are recommended to appreciate this beautiful home.

#### **ENTRANCE**

Via UPVC front door to spacious hallway. Doors to all rooms, stairs to first floor and under stair cupboard. Alarm and thermostat.

#### **LOUNGE/DINER**

6.17m x 4.20m (20'2" x 13'9")

A bright and spacious reception room with wood floor, painted walls and smooth ceiling with coving. Feature electric fire with surround and hearth. Radiator panel and double UPVC French doors window with fitted blinds to rear garden.

#### **KITCHEN**

4.72m x 2.49m (15'5" x 8'2")

A traditional kitchen with a range of wall and base units with contrasting work surfaces. Gas hob with stainless steel extractor over, and one bowl stainless steel sink. Space and plumbing for American style fridge freezer, dishwasher and washing machine. UPVC window to front aspect with fitted blind. Tiled floor and tiled splash back and UPVC door to rear. Wall mounted Ideal, combination boiler.

#### **BATHROOM**

2.53m x 2.17m (8'3" x 7'1")

A generous three piece shower room with low level WC, vanity wash hand basin and corner shower enclosure with mixer shower. Tiled walls and floor, chrome towel radiator and obscure UPVC window to side aspect.

#### **BEDROOM THREE**

2.74m x 2.22m (8'11" x 7'3")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with coving. Radiator panel and UPVC window with fitted blind.

#### **BEDROOM TWO**

3.37m x 3.35m (11'0" x 10'11")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling with coving. Feature cast in Ron fire, radiator panel and UPVC bay window with fitted blind.

#### **BEDROOM ONE**

3.35m x 3.43m (10'11" x 11'3")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with coving. Feature cast in Ron fire, radiator panel and UPVC bay window with fitted blind.

#### **LANDING**

Via carpeted staircase to landing with cupboard and Velux windows.

#### **LOFT ROOM**

4.19m x 4.20m (13'8" x 13'9")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. Radiator panel, UPVC window and Velux window.

#### **BATHROOM**

2.60m x 4.19m (8'6" x 13'8")

A three piece bathroom with low level WC, pedestal wash hand basin and freestanding bath. Tiled walls and floor, radiator panel and Velux window.

#### **OUTSIDE**

##### **REAR**

Decking and wrap around lawn area. Two sheds and timber perimeter fencing. Gated access to front.

##### **FRONT**

Large block paved driveway with side access.

#### **TENURE**

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

#### **COUNCIL TAX**

Band





