



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

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3 Caegwyn Road,  
Whitchurch, Cardiff  
CF14 1QL

Asking Price £485,000  
Bungalow - Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - C76

Commanding a prominent position on this sought after road in Whitchurch, a charming and versatile detached bungalow, set back on a generous sized plot. Requiring general updating, this delightful property is offered for sale with no onward chain and is situated within a short walk of Whitchurch Village with its excellent amenities, transport links and schools. The bungalows spacious flexible layout can comfortably operate as four bedroom, one reception room or a three bedroom, two reception room home. The property briefly comprises, hallway, lounge, four bedrooms, two shower rooms and large kitchen. Furthermore, there is ample loft storage space into the eaves, which could easily be converted, subject to the usual planning permissions being obtained. At the rear is a delightful low maintenance sunny garden with patio area, bordered lawn and single garage. To the front, is a spacious bordered lawn with a variety of well stocked flowerbeds and mature shrubs and driveway to side.

#### ENTRANCE HALL

Enter via wooden front door with obscure glass panes, metal frame decorative coloured glass window to front, radiator, carpet to floor, access to loft hatch, doors to ground floor rooms.

#### BEDROOM ONE

4.32 x 4.39 4.34 x 4.41 (14'2" x 14'5" 14'3" x 14'6")

Carpet to floor, panelled walls, bay window to front, window to side, fireplace with polished stone base alcoves to either side, radiator.

#### BEDROOM TWO

4.57 x 3.89 4.58 x (15'0" x 12'9" x)

Carpet to floor, bay window in clear to front aspect, cupboard housing fuse box, radiator.

#### BEDROOM THREE

2.92 x 3.61 2.93 x (9'7" x 11'10" x)

Carpet to floor, PVC windows to side and rear aspects, fitted wardrobe and cupboard units, inset cupboard over door, radiator.

#### BEDROOM FOUR

2.41 x 2.74 2.43 x 2.75 (7'11" x 9'0" 8'0" x)

Carpet to floor, picture rails, PVC window to rear aspect, fitted wardrobe and cupboard units, radiator, single light pendant.

#### SHOWER ROOM

1.45 x 2.72 1.46 x 2.73 (4'9" x 8'11" x)

Tiled floor, part tiled walls, PVC window to rear, pedestal hand wash basin, W.C, corner shower unit, radiator.

#### LOUNGE

4.50 x 4.55 x (14'9" x 14'11" x)

Carpet, exposed beams, panelled walls, window to front aspect, PVC window to rear, radiator.

#### KITCHEN/DINING AREA

2.08 x 7.01 2.09 x 7.02 (6'10" x 23'0" x)

Tiled floor, part tiled walls, PVC windows to both side aspects, range of wall, base and drawer units, inset stainless steel double sink and draining board, fitted cupboard housing radiator, wall mounted boiler, radiator.

#### OUTER HALL

2.62 x 0.81 2.64 x (8'7" x 2'8" 8'8" x)

Tiled floor, PVC door to rear garden, fitted cupboard.

#### SHOWER ROOM

3.02 x 1.24 3.03 x 1.26 (9'11" x 4'1" x 4'2")

Tiled floor, tiled walls, PVC window to rear, wall mounted hand wash basin, W.C, corner shower unit, radiator.

#### OUTSIDE

##### FRONT

Paved drive and pathways, bordered lawn, flowerbeds with mature shrubs and bushes to surround and wooden fence boundaries.

##### REAR

Paved patio area, gated side access, bordered lawn, mature shrubs and bushes, mature bush boundaries.

##### GARAGE

Detached garage, PVC door with glass pane to side, wood frame obscure glass window to front.

##### TENURE

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

##### COUNCIL TAX Band E

##### EPC Energy Rating D



