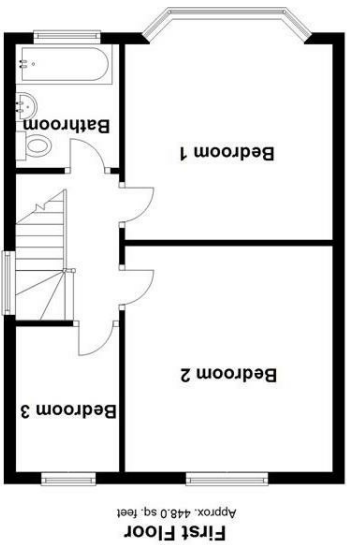
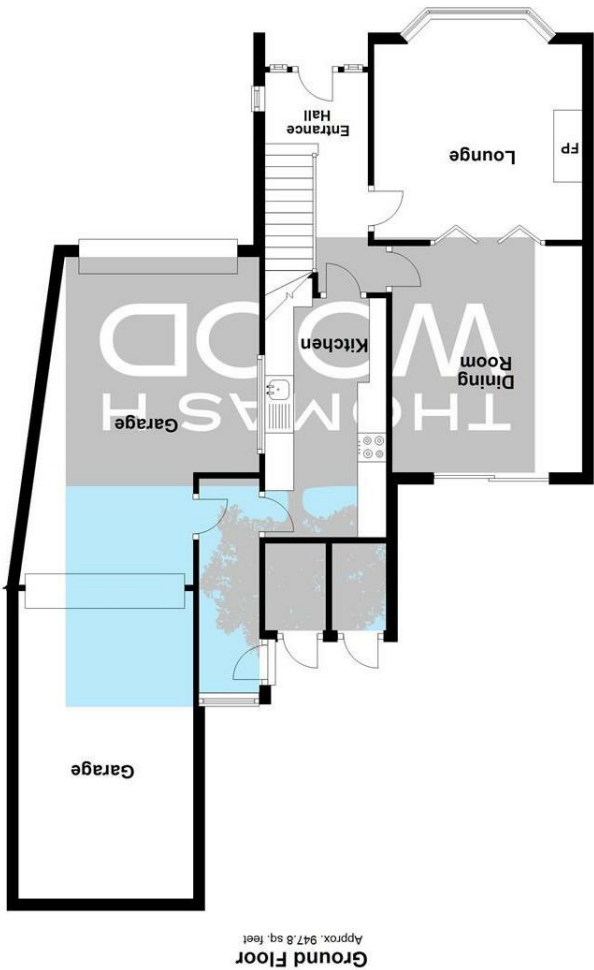


Total area: approx. 1395.8 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(55-68) D	(39-54) E
(27-54) F	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	EU Directive 2002/91/EC

www.thomashwood.com

WEBSITE

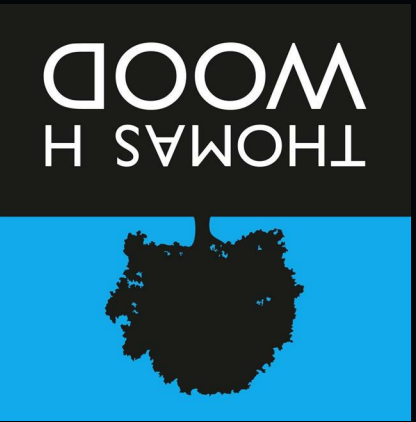
02920 626252

TELEPHONE

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EMAIL

CONTACT





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

£365,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1395.80 sq ft

Current EPC Rating - C70

Potential EPC Rating - B85

A three bedroom family home, ideally located on Lon Y Celyn in Whitchurch. Just a short walk to Whitchurch village and the highly regarded primary and secondary schools and the excellent public transport links. Occupying a sizeable corner plot that has superb potential for extension, subject to the relevant permissions. The property briefly comprises, entrance hallway, lounge, dining room, kitchen and garage access. To the first floor, there are three good size bedrooms and a family bathroom. Generous front, side and rear gardens, plus driveway complete this excellent opportunity. To be sold with no onward chain.

HALLWAY

Via UPVC door to hallway. Stairs to first floor and doors to all rooms.

LOUNGE

3.81m x 4.15m (12'5" x 13'7")

Overlooking the front aspect with wood block floor, painted walls, papered ceiling with coving and wood burning stove with slate hearth. Bay window with UPVC windows and fitted shutters. Radiator panel.

DINING ROOM

3.39m x 3.95m (11'1" x 12'11")

Overlooking the rear garden with wood block floor, painted walls, papered ceiling, with coving. Radiator panel and UPVC sliding doors to rear garden.

KITCHEN

2.10m x 4.15m (6'10" x 13'7")

A range of wall and base units and contrasting works surfaces over. Electric oven and hob. Space and plumbing for washing machine and dishwasher. UPVC window to side and door to internal lobby with access to the rear garden and garage.

LANDING

BEDROOM ONE

3.83m x 4.17m (12'6" x 13'8")

A generous double bedroom with painted walls, papered ceiling with coving, UPVC bay window with fitted shutters and radiator panel.

BEDROOM TWO

3.65m x 3.95 (11'11" x 12'11")

A further double bedroom with painted walls, papered ceiling with coving, UPVC window with fitted shutters and radiator panel.

BEDROOM THREE

2.13m x 2.53m (6'11" x 8'3")

A good size single bedroom with painted walls, papered ceiling with coving, UPVC window with fitted shutters and radiator panel.

BATHROOM

1.88m x 2.13m (6'2" x 6'11")

Low -level WC, pedestal wash hand basin, panelled bath with electric shower over and glazed shower screen. Fully tiled walls and floor. UPVC window to front.

GARAGE

3.78m x 10.20m (12'4" x 33'5")

A generous garage with electric up and over door, power and lighting. Superb potential for extend into this space.

OUTSIDE

FRONT

A substantial driver with space for multiple cars. Laid lawn and patio areas leading to the front door.

REAR

An enclosed garden with patio, steps to lawn area with raised decking. Perimeter fencing.

TENURE

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

COUNCIL TAX

Band F



