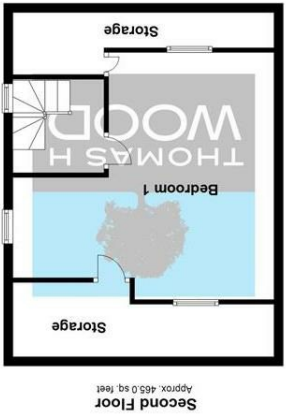
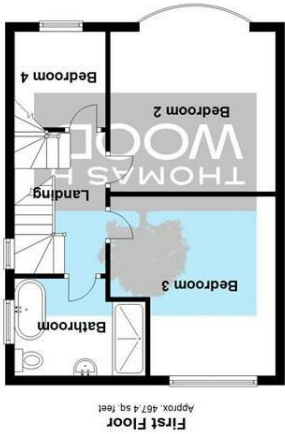
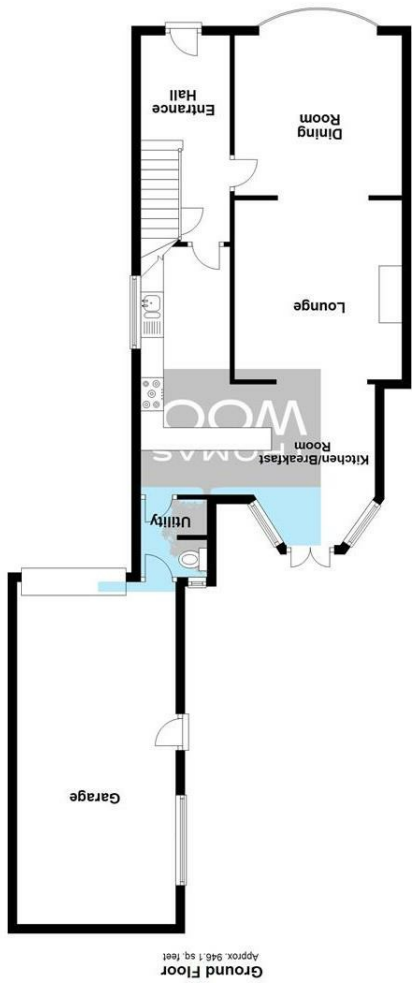


Total area: approx. 1878.5 sq. feet



Energy Efficiency Rating	
Potential	Current
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

Energy Efficiency Rating: 66 (Current), 79 (Potential)

THOMAS H WOOD



CONTACT

EMAIL

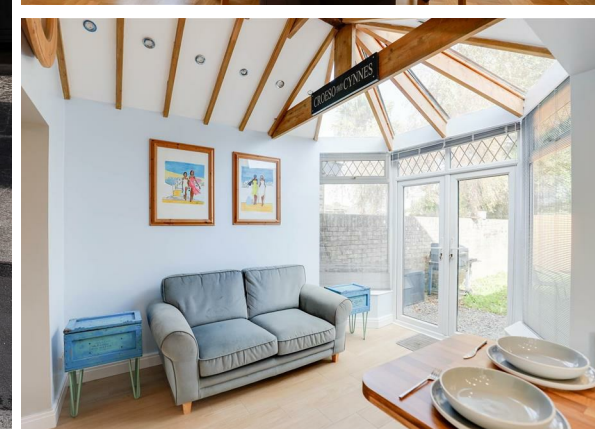
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41 Lon-Y-Celyn,
Whitchurch, Cardiff
CF14 7BT

Offers In Excess Of
£425,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1878.50 sq ft

Current EPC Rating - D66

Potential EPC Rating - C79

A beautifully presented 4 bedroom family home, located on Lon-Y-Celyn in Whitchurch. The current owners have maintained the property to a very high standard and is offered for sale in excellent order throughout. Recent improvements include a new kitchen, wood block flooring and carpets. Furthermore, the property benefits from a full rewire and the installation of a modern combination boiler. The property briefly comprises, a spacious entrance hallway, dining room, lounge, open plan kitchen and utility room with WC, plus a sizeable integral garage. The first floor offers, 3 bedrooms and a family bathroom. Stairs to the second floor, leads to a generous double bedroom, with potential to add a bathroom if desired. The property is ideally located to Whitchurch village, the train station and the excellent bus and road links. The highly regarded primary and secondary schools are within walking distance. Viewings are highly recommended to appreciate this beautiful home. Excellent transport links to M4. Close to local Welsh Schools.

ENTRANCE HALLWAY

Via new composite front door leading to a spacious entrance hallway with, new wood block flooring, painted walls, smooth ceiling with coving, radiator with TRV. Under stairs cupboard housing, new combination boiler, renewed consumer unit and gas and electric meters. Doors to all rooms and stairs to first floor.

DINING ROOM

3.68m x 4.28 (12'0" x 14'0")
(into bay) with new wood block flooring, painted walls, textured ceiling with coving and feature ornamental fireplace. Radiator with TRV and UPVC bay window overlooking the front aspect. Opening to;

LOUNGE

3.71m x 3.95m (12'2" x 12'11")
3.71m x 3.95m with new wood block flooring, painted walls, textured ceiling with coving, feature wood burning stove, vertical radiator with TRV and opening to;

OPEN PLAN KITCHEN

5.17m x 5.65m (16'11" x 18'6")
Superb open plan kitchen, diner, social space that overlooks the rear garden. With tiled floors, painted and tiled walls, vaulted ceiling and spotlights. The kitchen comprises, a range of wall and base units with contrasting work surfaces over. AEG five ring gas hob, Zanussi double oven, one and half bowl stainless steel sink and island with integral fridge and freezer and seating under. Radiator with TRV and UPVC window to side aspect. UPVC double doors to rear garden. Ample space for sofa and table chairs if desired. Door to;

UTILITY/WC

1.46m x 2.10m (4'9" x 6'10")
Space and plumbing for washing machine and low level WC. Compact sink Half tiled walls, UPVC window to rear and door to integral garage.

FIRST FLOOR LANDING

Via carpeted staircase with painted walls, and textured ceiling. Doors to all rooms and stairs to bedroom three.

BEDROOM TWO

3.57m x 4.15m (11'8" x 13'7")
Generous bedroom with carpeted floor, painted walls, smooth ceiling with coving, radiator with TRV and UPVC window overlooking the front aspect.

BEDROOM THREE

3.06m x 3.97m (10'0" x 13'0")
Further good size bedroom with carpeted floor, painted walls, smooth ceiling with coving, fitted wardrobes, radiator with TRV, Bracket and shelf for TV and UPVC window overlooking the rear aspect.

BEDROOM FOUR

2.13m x 2.11m (6'11" x 6'11")
Carpeted floor, painted walls, smooth ceiling with coving, radiator with TRV and UPVC bay window overlooking the front aspect.

BATHROOM

2.87m x 2.14m (9'4" x 7'0")
Four piece bathroom with low level WC, corner bath, double shower with glazed sliding door and chrome mixer shower and wash hand basin vanity unit. Fully tiled walls, whitewash wooden flooring, UPVC window to side aspect and vertical radiator.

BEDROOM ONE

5.43m x 5.44m (17'9" x 17'10")
Via carpeted staircase that leads to a spacious bedroom with carpeted floor, painted walls and textured ceiling with Velux windows to the front, rear and dormer window to side. Laminate flooring has created an ideal space for working from home. The bedroom has great potential to add a bathroom, due to the plumbing and waste being easily accessed from the bathroom below. Eaves storage.

OUTSIDE

FRONT

Driveway with space for four cars, leading to garage with power and lighting and a door to the rear garden. Laid lawn with brick built perimeter walls.

REAR

Accessed via the French doors and garage. The private garden has a decorative stone seating area, leading to laid lawn with door to the enclosed fields behind. Outside tap. This delightful open space has provided great enjoyment to a select few properties who have access.

GARAGE

3.50m x 7.58m (11'5" x 24'10")
Electric roller shutter door. A generous space with electric and lighting.

TENURE

This property is understood to be freehold. This will be confirmed with the buyer's solicitor.

COUNCIL TAX

Band F



