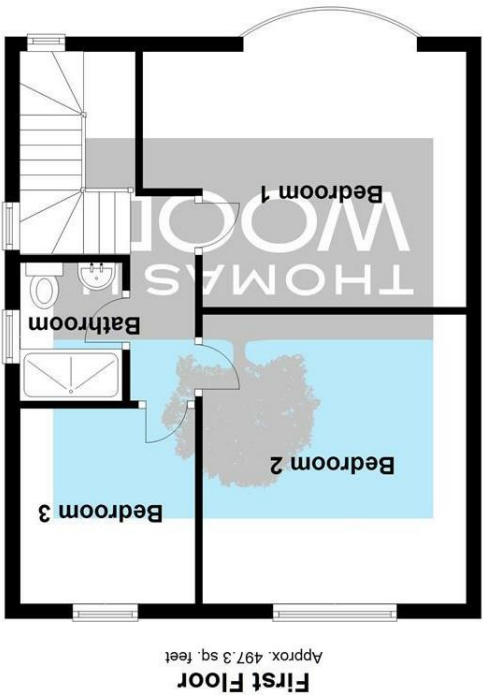


Total area: approx. 1164.0 sq. feet



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	

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs

www.thomashwood.com

WEBSITE

02920 626252

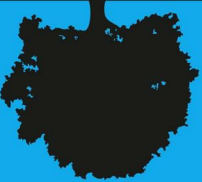
TELEPHONE

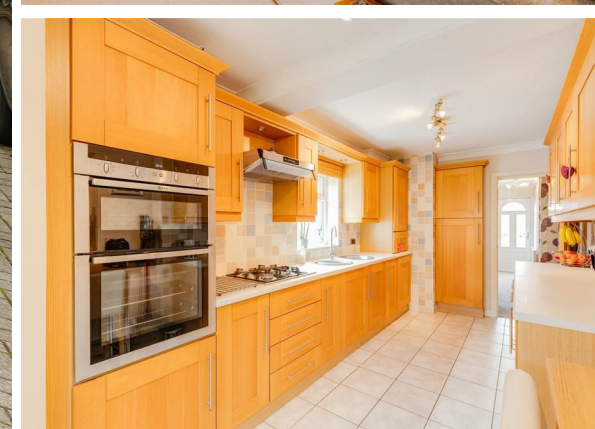
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD





71 Lon-Y-Celyn,
Whitchurch, Cardiff
CF14 7BU

£395,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1164.00 sq ft

Current EPC Rating - D66

Potential EPC Rating - B81

A beautifully presented, three bedroom family home ideally located on Lon Y Celyn in Whitchurch. The current owners have resided at the property for over 30 years and is offered for sale in excellent order throughout. The property benefits from an extension to the rear, three excellent size bedrooms, modern kitchen and shower room and a delightful rear garden with garage. Within walking distance to the village, the excellent public transport links and the highly regarded primary and secondary schools. Furthermore, there is a further opportunity to convert the loft space and open up the kitchen to the rear lounge/diner. (subject to the relevant permissions) Viewings are recommended

HALLWAY

Via composite door to a bright and spacious hallway. With carpeted floor, papered walls and smooth ceiling. Doors to all rooms and stairs rising to the first floor. Useful under stair storage.

SITTING ROOM

3.56m x 4.25m (11'8" x 13'11")

Overlooking the front aspect with carpeted floor, painted and papered walls and textured ceiling. UPVC bay window with fitted shutters. Feature gas fire. Oak partition doors with blinds that open to;

LOUNGE/DINER

3.36m x 6.23m (11'0" x 20'5")

A spacious and flexible reception room with papered and painted walls and textured ceiling. Wall mounted electric fire. Open to dining area with Velux window and bi folding doors to the delightful rear garden.

KITCHEN

2.44m x 5.49m (8'0" x 18'0")

A modern kitchen with wall and base units and contrasting work surfaces over. Integral, under counter fridge, freezer and dishwasher. Stainless steel sinks and chrome tap. Neff appliances include gas hob, extractor and double ovens. Bespoke pantry cupboard and cupboard housing combi boiler. Ample space for dining table. Two UPVC windows and door to rear garden. Tiled floor and textured ceiling with covings.

WC/UTILITY

1.33m x 2.20m (4'4" x 7'2")

Low level WC, space and plumbing for washing machine and tumble dryer. Tiled floor, painted walls and textured ceiling with covings. Cupboard and UPVC window to side.

LANDING

Via carpeted staircase to landing. Doors to all rooms. Loft hatch access.

BEDROOM ONE

4.39m x 3.69m (14'4" x 12'1")

Overlooking the front aspect of the property with laminate floor, painted and papered walls. Fitted wardrobes along one side, radiator panel and deep UPVC window with fitted shutters.

BEDROOM TWO

3.32m x 3.97m (10'10" x 13'0")

A further double bedroom with carpeted floor, painted walls and texture ceiling with covings. Radiator panel and UPVC window to rear.

BEDROOM THREE

2.48m x 2.62m (8'1" x 8'7")

A good size third bedroom with carpeted floor, papered walls with papered ceiling and covings. Radiator panel and UPVC window to rear.

SHOWER

2.19m x 1.54m (7'2" x 5'0")

A modern three piece suite, with walk-in shower with chrome mixer and handheld shower. Enclosed WC, wash hand basin vanity unit with chrome mixer tap and fitted storage. Tiled floors and wall, smooth ceiling and radiator panel.

OUTSIDE

FRONT

A welcoming frontage with block paved driveway and ample off road parking. Continuation of the driveway to the garage and rear garden access. Outside tap.

REAR

A well-manicured rear garden with an array of mature plants and shrubs. Patio area that enjoys the westerly sun. Gate to driveway and garage. Weatherproof outdoor double plug socket.

GARAGE

Enter via up and over door and side pedestrian door accessed from the rear garden. Lighting and electrical sockets.

TENURE

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

COUNCIL TAX

Band F



