



Total area: approx. 1492.5 sq. feet



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	

THOMAS H
WOOD



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



1 Heol Ifor,
Whitchurch, Cardiff
CF14 1SZ



£550,000
Bungalow - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1495.50 sq ft

Current EPC Rating - null

Potential EPC Rating - null



A generously proportioned four double bedroom detached bungalow offering flexible and versatile living space. Thoughtfully extended and modernised, the ground floor comprises two double bedrooms, a spacious family bathroom, a dressing room, a modern kitchen/breakfast room, utility, WC, and an open-plan lounge and dining area. The first floor has a further two double bedrooms and a shower room. Ideally located on Heol Ifor, a highly sought-after residential street, just a short walk from the vibrant amenities of Rhiwbina and Whitchurch villages. Within walking distance to excellent public transport links and highly regarded schools. Viewings are highly recommended to appreciate this lovely family home. No onward chain.

Key Features

- Four double bedrooms – Spacious accommodation across ground and first floors
- A generous modern kitchen – With dining space
- Private rear garden – Enclosed and landscaped with mature shrubs
- Gated driveway – Off-road parking for multiple vehicles
- Desirable location – Close to Whitchurch and Rhiwbina villages
- School catchments:

- o English Medium Primary: Rhiwbina Primary School
- o English Medium Secondary: Whitchurch High School
- o Welsh Medium Primary: Ysgol Y Wern
- o Welsh Medium Secondary: Ysgol Gyfun Gymraeg Glantaf

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hallway with access to all rooms and stairs to the first floor.

LOUNGE

4.35m x 3.94m (14'3" x 12'11")

A bright and spacious reception room with rear aspect windows and a gas fireplace. Carpeted flooring, painted walls, and smooth ceiling. Open plan to the dining area.

DINING ROOM

3.68m x 3.74m (12'0" x 12'3")

Open plan to the lounge and adjacent to the kitchen, featuring attractive wood block flooring, UPVC bay window, and french doors to the rear garden. Painted walls and smooth ceiling.

KITCHEN

4.22m x 3.04m (13'10" x 9'11")

Modern fitted kitchen with integrated double ovens, six-ring gas hob, extractor hood, under-counter fridge freezer space, and dishwasher. Room for dining table and chairs. UPVC window to front and door to utility.

UTILITY ROOM

2.03m x 1.88m (6'7" x 6'2")

Fitted with storage units, space for white goods, and houses the wall-mounted Worcester combination boiler. Door to rear garden.

W.C.

1.05m x 1.91m (3'5" x 6'3")

Low-level WC and wall-mounted wash hand basin, chrome towel radiator, and UPVC window to side. Wood block flooring.

MASTER BEDROOM

3.52m x 4.57m (11'6" x 14'11")

A generous double room overlooking the front aspect with wood block flooring, painted walls, and smooth ceiling. Access to:

BATH/WET ROOM

2.22m x 4.02m (7'3" x 13'2")

A spacious and well-appointed room with walk-in shower, bath, pedestal wash hand basin, and low-level WC. Chrome towel radiator and UPVC window to front. Door to:

DRESSING ROOM

1.95m x 3.46m (6'4" x 11'4")

A versatile space currently used as a storage room but ideal as a dressing room. With laminate flooring, painted walls, and smooth ceiling.

BEDROOM TWO

3.01m x 3.58m (9'10" x 11'8")

A further double bedroom with wood block flooring, painted walls, smooth ceiling, and UPVC bay window to front aspect.

FIRST FLOOR

BEDROOM THREE

3.30m x 3.91m (10'9" x 12'9")

Double bedroom with rear aspect UPVC window, carpeted flooring, painted walls, and smooth ceiling.

BEDROOM FOUR

3.02m x 3.51m (9'10" x 11'6")

(max) Double bedroom with front aspect window, storage cupboard, and eaves storage. Carpeted flooring, painted walls, and smooth ceiling.

SHOWER ROOM

3.08m x 2.63m (10'1" x 8'7")

(max) Fitted with walk-in shower, low-level WC, and pedestal basin. Velux roof window, UPVC front window, and additional eaves storage.

OUTSIDE

REAR GARDEN

A beautifully landscaped, enclosed rear garden featuring paved patio areas, lawn, mature shrubs, and access to the garage.

FRONT GARDEN & DRIVEWAY

Gated entrance with a spacious driveway offering off-road parking for multiple vehicles.

TENURE

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

COUNCIL TAX

Band F

