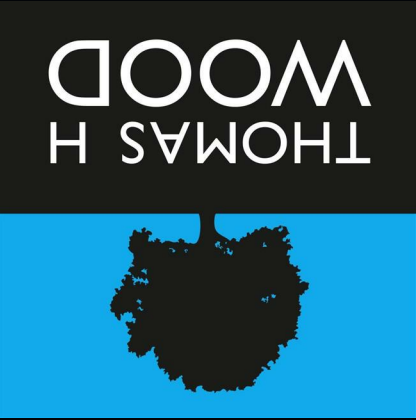


2 BEDROOM DETACHED WITH LOFT ROOM
TOTAL FLOOR AREA : 94.8 sq.m. (1021 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
23.5 sq.m. (253 sq.ft.) approx.

Energy Efficiency Rating		England & Wales	
Very energy efficient - lower running costs	A	(92 plus)	Not energy efficient - higher running costs
	B	(81-91)	
C	C	(69-80)	
	D	(55-68)	
	E	(39-54)	
	F	(21-38)	
	G	(1-20)	
Current	Potential	66	82
EU Directive		2002/91/EC	



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4 Heol Iestyn,
Whitchurch, Cardiff
CF14 1QE



Asking Price £400,000
Bungalow - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1021.00 sq ft

Current EPC Rating - D66

Potential EPC Rating - B82

An exciting opportunity to purchase and refurbish this two-bedroom, detached bungalow, ideally located on Heol Iestyn in Whitchurch. The property offers exceptional potential to create a modern and spacious home, like many others in the road. The property requires full refurbishment and would benefit from extensions to the rear and into the loft space, if desired and subject to the relevant permissions. The property briefly comprises, entrance hallway, two bedrooms, lounge, dining room and kitchen. To the first floor, there is a loft room with eaves storage. There is a very generous rear garden with a large, detached garage. Within walking distance to the village, the highly regarded primary and secondary schools and the excellent transport links. Researching the historical sale prices in Heol Iestyn and the approved plans on the planning portal are advised. <https://www.cardiffidoxcloud.wales/publicaccess/simpleSearchResults.do?action=firstPage>

ENTRANCE HALLWAY

Via storm porch and UPVC door. Doors to all rooms and stairs to the loft room.

BEDROOM

3.78m x 3.48m (12'4" x 11'5")

Situated at the front of the property with UPVC bay window.

BEDROOM

3.74m x 2.52m (12'3" x 8'3")

Situated at the front of the property with UPVC window.

LOUNGE

4.93m x 3.55m (16'2" x 11'7")

Overlooking the rear garden, with doors leading to the patio and lawn areas.

SHOWER ROOM

2.40m x 1.75m (7'10" x 5'8")

An adapted shower room with potential to extend the overall space.

DINING ROOM

3.65m x 2.57m (11'11" x 8'5")

Overlooking the rear garden with UPVC windows to the side and rear, stairs to the loft room and door to;

KITCHEN

1.91m x 3.77m (6'3" x 12'4")

Wall and base units and contrasting work surfaces. Space and plumbing for appliances and stainless-steel sink. UPVC windows and door to rear garden.

LOFT ROOM

3.97m x 3.27m (13'0" x 10'8")

Velux window and eaves storage.

OUTSIDE

FRONT

Off road parking on driveway. Continuation of driveway to the garage and rear garden access.

REAR

A substantial rear garden with laid patio and lawn areas.

Detached garage with up and over door and garden access.

TENURE

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

COUNCIL TAX

Band E



