



4 Welwyn Road, Whitchurch, Cardiff, CF14 1TG

Price Guide £339,950

- Bay-fronted semi-detached Bungalow.
- Large Living Room
- Garage and off-road parking.
- Sought-after location.
- 2 double Bedrooms.
- In need of upgrading/updating.

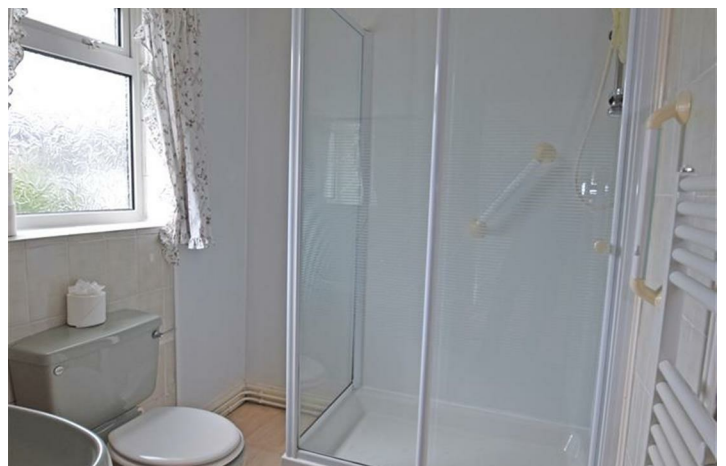
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Situated in a pleasant side road in this sought-after residential area is this extended semi-detached bungalow that requires upgrading, but has some nice features that include, a large living room, 2 double bedrooms, a modern combi gas central heating system, double-glazing, a south-facing rear garden, and a garage as well as off-road (driveway) parking. We understand that the property is Freehold. It is the left-hand one of a pair of semi-detached bungalows built we believe in the early 1930's, and has a double-bayed frontage with white-painted roughcast render, and a modern man-made slate roof. At the front is a garden in lawn with brick boundary walls, and wrought-iron gates opening on to a paved side driveway which accesses the detached garage. At the rear is a south-facing garden with two aluminium-framed greenhouses. The Council Tax Band is E. The EPC Rating is D. The area is considered 'very low risk' of flooding according to Natural Resources Wales. We understand that this postcode has support for gigabit broadband at one or more premises. That generally means support for 1,000Mbps or more, giving blazing fast speeds. For more information on Superfast Broadband, see the OpenReach website.

Local amenities are comprehensive and include, shops and stores at Birchgrove, and in Rhiwbina Village, as well as Aldi and Lidl supermarkets on Caerphilly Road, junior and senior schools, bus and commuter train services, parks, sports and leisure facilities, a library, popular pubs and restaurants all within easy reach. It is within easy commuting distance of the city centre, and only a short drive for access onto Manor Way and Northern Avenue leading to Junction 32 of the M4.



Council Tax Band: E



Entrance Porch

A double-glazed front door opens into a small entrance porch. Electrical consumer unit. Glazed inner door into the hall.

Entrance Hall

A pleasant hallway. Central heating radiator with thermostat. Burglar alarm system. A pull-down ladder accesses the loft space which has lighting. Smoke alarm.

Living/Dining Room

21'4" x 12'1" narrowing to 9'4" approx.

A spacious living/dining room with double-glazed patio doors to a small conservatory off. Curtain pole and rings. Fitted vertical blinds. 2 central heating radiators with thermostats. Double-glazed side casement window. Fitted vertical blinds. Curtain pole and rings. Polished wood fireplace surround with marble hearth and gas convector fire. Coved ceiling. Power points. Cable inlet socket. Telephone points. Doors to the main hall and to the inner hall.

Conservatory

A lean-to extension with a glazed roof, and double-glazed doors opening to the garden. Fitted vertical blinds. Double-glazed side windows. Central heating radiator with thermostat. 1 power point.

Inner Hall

Central heating radiator with thermostat. Vinyl flooring. Double-glazed side casement window. Fitted vertical blinds. A double-glazed door opens to the drive. 1 power point.

Kitchen

9'10" x 7'1" approx.

Having beige-fronted units with brushed steel handles, and marble-effect worktops comprising floor cupboards and drawers. Similar wall cupboards. Stainless-steel sink top with chrome mixer tap. Plumbing connections for a washing machine. Built-in oven. 5-ring stainless-steel gas hob. Electric cooker hood. Wall-mounted Vaillant combi gas-fired central heating boiler. Double-glazed window to the conservatory. 6 power points. Vinyl flooring. Walls fully tiled in beige ceramic tiles. Central heating radiator with thermostat.

Bedroom No. 1

12'9" into bay x 10'6" inc c/b depth approx.

A pleasant double room that has a bay at the front with double-glazed picture and casement windows. Curtain rail. Fitted vertical blinds. Wall-to-wall range of sliding door fitted wardrobes with hanging and shelved space. Centre mirror doors. Central heating radiator with thermostat. 2 power points. Telephone point. Door to the hall

Bedroom No. 2

11'4" into bay x 10'4" approx.

Again of good size with a bay at the front. Double-glazed picture and casement windows. Curtain rail. Fitted venetian blinds. Central heating radiator with thermostat. 2 power points. Wood block floor. Door to the hall.

Bathroom

Having a corner shower cubicle with a white base. Glazed sliding entry door and glazed side-screens. Mira Zest Electric shower. Sage-colour pedestal wash-hand basin and close-coupled toilet. Walls tiled in beige marble-effect ceramic tiles around the bath and basin, and there is waterproof splash-back panelling to the shower side. White vertical heated towel rail/radiator. Double-glazed casement window. Wall cupboard and mirror-door cabinet. Vinyl flooring.

Front Garden

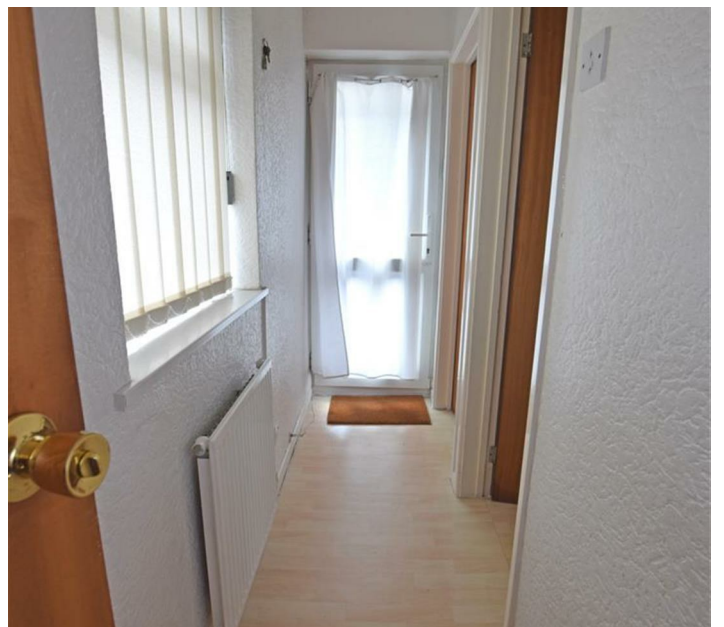
A front garden laid to lawn with brick boundary walls. Wrought-iron gates open to a paved driveway to the side of the property allowing off-road parking, and accessing the garage. Cold water tap for garden use.

Rear Garden

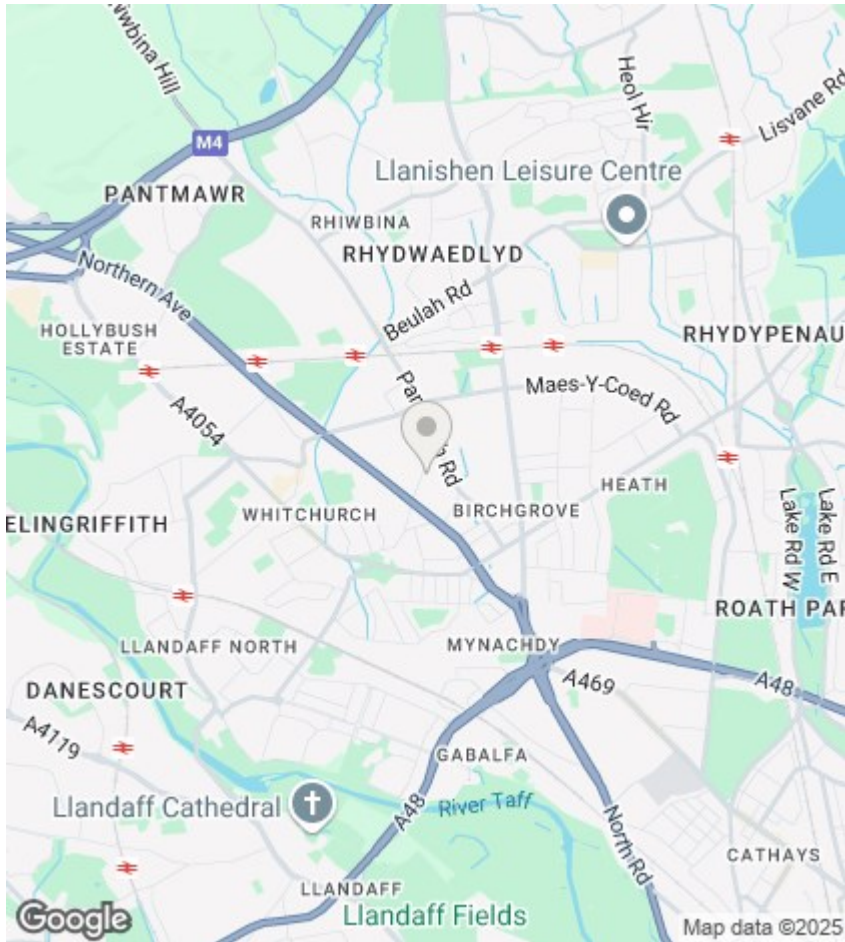
At the rear is a paved patio area and path leading to the drive. The garden has a pleasant south-facing aspect that is laid to grass and with mature shrubs. Two aluminium-framed lean-to greenhouses attached to the garage walls. Wrought-iron gate access to the drive. Outside porch light.

Garage

Constructed of concrete sections and with a corrugated asbestos sheet roof. Metal up-and-over door from the drive. Power and light connections.







Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

