



# The Philog

| Whitchurch | Cardiff | CF14 1ED

*Hern and Crabtree*

# THE PHILOG

£315,000



No Chain. A deceptively spacious, larger style three bedroom Victorian terraced home situated in the sought after location in Whitchurch. The property is perfectly situated within walking distance to Whitchurch Village & all local amenities it has to offer.

Very much a blank canvas ready for the next occupier to move straight in and put their own stamp on, the accommodation briefly comprises: Entrance Hall, Lounge, Sitting Room, Dining Room and Fitted Kitchen to the ground floor. To the first floor are Three Double Bedrooms and a Family Bathroom. The property further benefits from a front and rear garden as well as a garage to the rear.

The Philog is located within walking distance to Whitchurch Village, Whitchurch Common, all local amenities, schools, post office, newsagent, supermarket, bars, several restaurants, banks and many more. It also benefits from fantastic transport links including A 470, M4, local bus and train routes. Internal viewings are highly recommended!

## Entrance Porch

Entered via a wooden front door.

## Hallway

Entered via a wooded door, stairs to the first floor, radiator, tiled floor.

## Living Room

13'7 max x 11'6 max

Double glazed bay window to the front, radiator, chimney breast brickwork fireplace.

## Sitting Room

11'1 x 9'2

Double glazed window to the rear, radiator, glazed door to courtyard.

## Dining Room

10'8 x 11'4

Double glazed window to the side, radiator, door to kitchen.

## Kitchen

10'8 x 8'6

Double glazed window to the rear and side, base

units with worktop, four ring gas hob, integrated oven, plumbing for a washing machine, space for a fridge/freezer, stainless steel sink and drainer, tiled floor.

## Lean To

Radiator, light, door to w.c, courtyard and door to garden.

## W.C

With w.c, tiled wall.

## First Floor

Stairs rise up from the hall with wooden handrail and spindles, cupboard, access to loft space.

## Bedroom One

14'1 x 14' max

Double glazed bay and half window to the front, radiator.

## Bedroom Two

11'1 x 9'2 max

Double glazed window to the rear, radiator.

## Bedroom Three

16'1 x 10'9 max

Double glazed window to the rear, radiator, airing cupboard with Worcester gas combination boiler.

## Bathroom

5'7 max x 5'9 max

Double obscure glazed window to the side, bath, w.c and wash hand basin, tiled walls.

## Courtyard

A stone chipping courtyard with doors to lean to and the sitting room.

## Rear Garden

Stone chippings, pedestrian door giving rear lane access.

## Garage

A detached garage with rear lane access, gate to the rear.

## Front

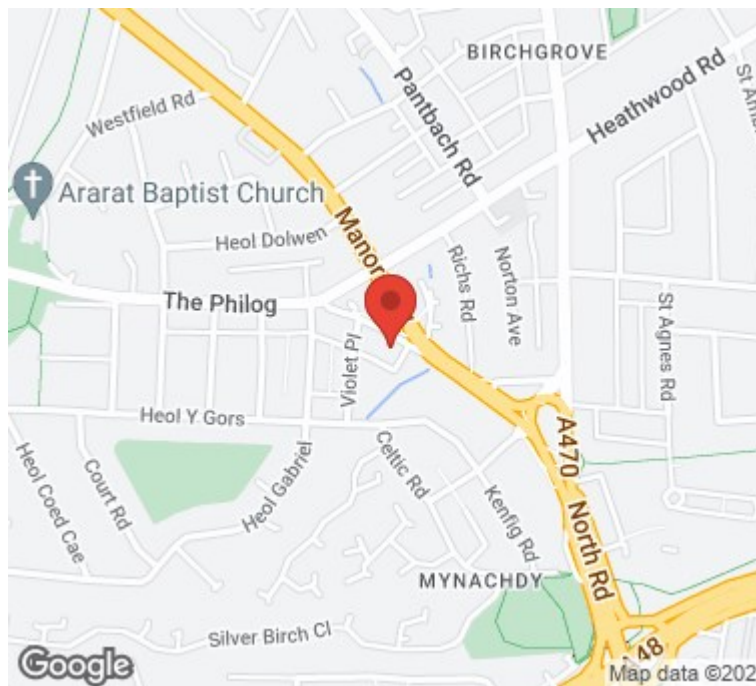
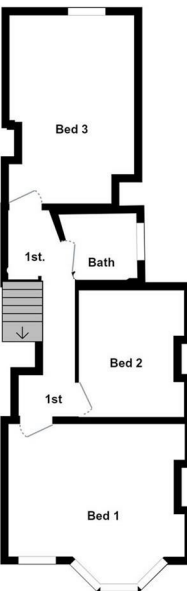
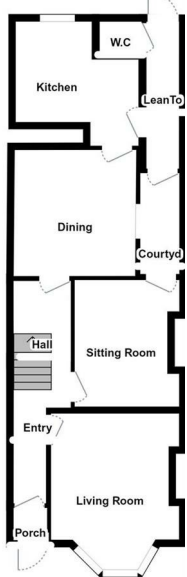
A forecourt front with wall and pedestrian gate.

## Tenure and Additional Information

We have been advised by the seller that the property is freehold. We have been advised by the seller that the party wall will be rebuilt by the neighbouring property in the rear garden.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>78</b>
	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.