



Heol Gabriel

| Whitchurch | Cardiff | CF14 1JU



HEOL GABRIEL

£365,000



No Chain. A charming, three bedroom semi-detached house perfectly positioned on this popular street of Heol Gabriel in Whitchurch. Boasting a fantastic location, the property is in need of some modernisation, which presents a wonderful opportunity for the next occupier to put their own stamp on.

The spacious and versatile accommodation brief comprises: Entrance Hall, Lounge, Dining Room leading into the Sitting Room, fitted Kitchen and W.C to the ground floor. To the first floor are Three Bedrooms and a Shower Room. The property further benefits from a good size, flat rear garden as well as off street parking and a single garage.

Heol Gabriel is a quiet residential street in Whitchurch and is located minutes' drive of the A470 / Gabalfa interchange, providing easy links to Cardiff City centre and the M4 motorway. There is also the local shops and amenities of Whitchurch and Llandaff North Village Close by. Internal viewings are highly recommended.

Entrance

Entered via double glazed French doors, stairs to the first floor with understairs cupboard, radiator.

Lounge

13'2 x 12'11

Double glazed bay window to the front, radiator, gas fireplace.

Dining Room

12'9 x 10'11

Patio door to a sitting room, two radiators, gas fire.

Sitting Room

11'11 x 9'4

Double glazed window to the rear, door to the garden, radiator, doorway to lobby.

Lobby

Door to kitchen and doorway to cloakroom, cupboard with gas boiler and window.

W.C.

Obscure glazed window to the rear, w.c.

Kitchen

8'5 x 5'9

Double glazed window to the side, wall and base units, plumbing for a washing machine, space for a gas cooker, single bowl sink and drainer, radiator, doorway to lobby and doorway to hall.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space.

Bedroom One

13'9 max x 10'11

Double glazed bay window to the front, radiator, fitted wardrobes.

Bedroom Two

13' x 9'4

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

7'5 x 5'11

Double glazed window to

the rear, radiator, fitted wardrobe.

Shower Room

6'5 x 5'9

Double obscure glazed window to the front, double shower, wash hand basin and w.c, radiator, pvc walls, vinyl floor.

Rear Garden

Enclosed garden, lawn, patio, shrubs, gate to the front.

Garage

A detached single garage.

Front

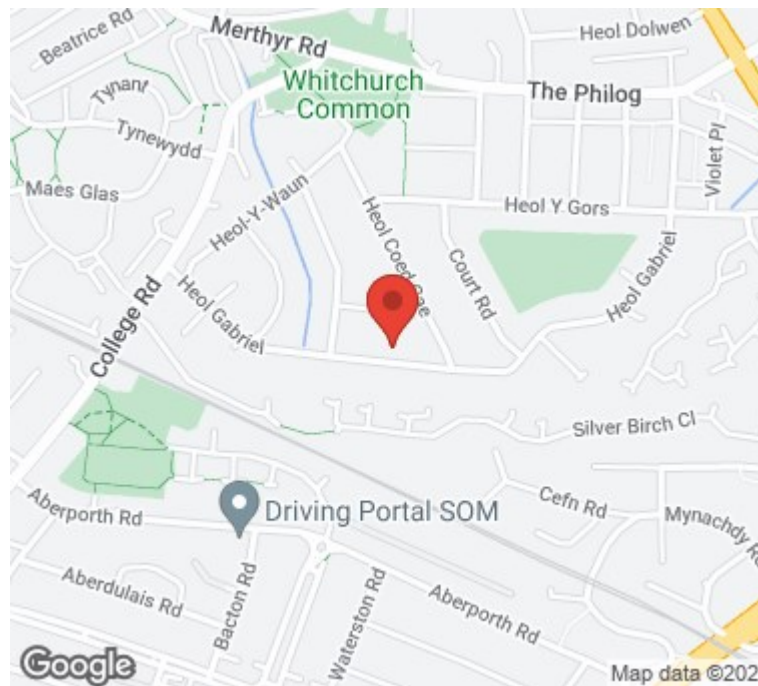
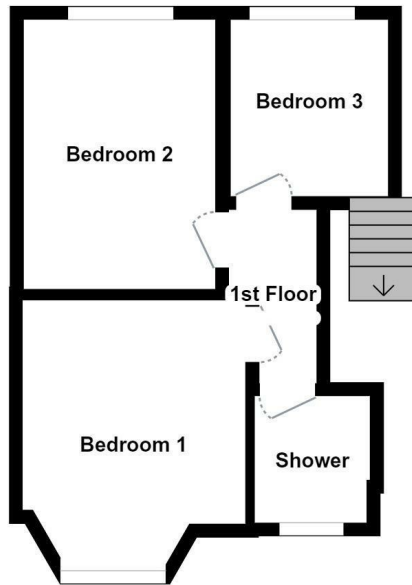
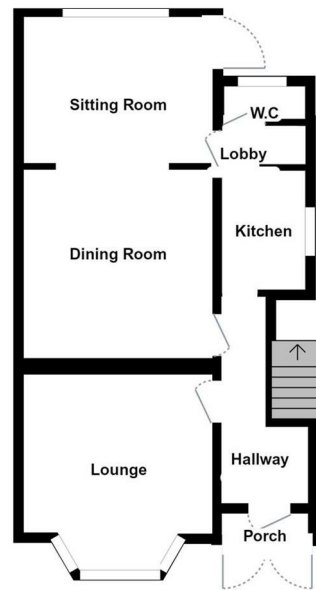
Driveway, lawn and shrubs.

Tenure

We have been advised by the seller that the property is freehold. Council Tax band is F.



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



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.