



Tyn-Y-Pwll Road

| Whitchurch | Cardiff | CF14 1AS

TYN-Y-PWLL ROAD

Guide Price £250,000



Front

Enclosed by a low level brick wall and wrought iron pedestrian gate, tiled path to front door, slate chippings.

Tenure

We have been advised by the seller that the property is freehold.

No Chain! Attention investors and developers! A traditional double bay fronted, three bedroom mid terrace house located in the heart of Whitchurch. In need of full refurbishment throughout, but offering excellent potential for anyone wanting to put their own stamp on or create their own space.

Very much a blank canvas, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Cloakroom, Kitchen and Lean To to the ground floor. To the first floor are Three Bedrooms and a Bathroom. The property further benefits from a good size rear garden with rear lane access.

Tyn Y Pwll Road is perfectly placed within a few minutes' walk of the centre of the village with its many shops, amenities, and restaurants, along with the excellent Welsh and English primary and secondary schools close by. Internal viewings are a must! Be quick and book early.

Entrance Hall

Entered via a wood obscure glazed front door, stairs to the first floor with understairs storage, plate rack, panelled radiator, mosaic style tiled flooring, doors to all rooms.

Lounge

13'11 into bay x 10'11
Sliding sash bay window to the front, panelled radiator, open fireplace with tiled surround and hearth, stripped wooden flooring.

Dining Room

13'03 x 13'03 max
Window to the rear, panelled radiator, power points, wall mounted gas fire, built in storage cupboard with shelving and drawers, red quarry tiled floor, door to kitchen and door to w.c.

Cloakroom

Window to the rear, fitted with a low level w.c and a wash hand basin, shelving unit.

Kitchen

8'11 x 6'10
Sink and drainer, space for a cooker, part tiled walls, window to the side and obscure glazed wood door giving access to a lean to.

Lean To

Windows to the side and rear, wood glazed door to the rear garden.

First Floor Landing

Stairs rise up from the hall, stripped wood flooring, doors to all rooms.

Bedroom One

13'11 into bay x 10'01
Sliding sash bay window to the front, panelled radiator, power point, stripped wood flooring.

Bedroom Two

13'03 x 9'02 to chimney breast
Sliding sash window to the rear, panelled radiator, power points, built in

storage cupboard with Ideal combination boiler and slatted shelving, built in wardrobe and over head storage, stripped wooden flooring.

Bedroom Three

6'01 x 8'04
Sliding sash window to the front, panelled radiator, power point, stripped wooden flooring.

Bathroom

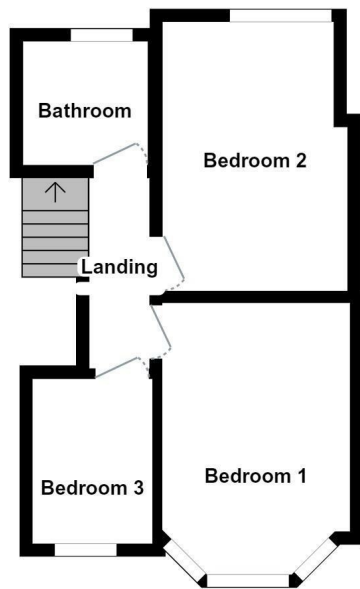
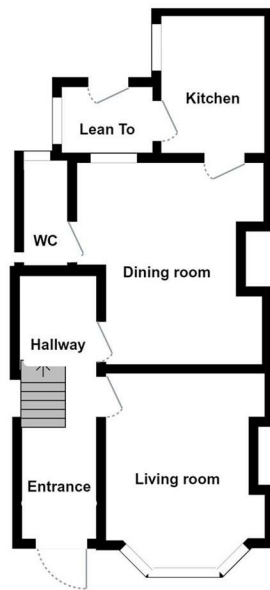
A three piece suite comprising, panelled bath with mixer tap and shower attachment, low level w.c and vanity wash hand basin, part tiled walls, stripped wooden flooring, obscure sliding sash window to the rear.

Rear Garden

A good size enclosed garden with brick wall to the side and rear. (currently very overgrown)



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	62	

England & Wales 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.