

Glas Canol

WHITCHURCH, CARDIFF, CF14 1LA

GUIDE PRICE £450,000

**Hern &
Crabtree**



Glas Canol

Rarely available. A wonderfully appointed, extended, semi-detached house perfectly located in this quiet cul de sac in Whitchurch. Modernised and extended to create a fantastic open plan kitchen/diner/sitting area with bi-folding doors out onto the rear garden, making this a perfect family home.

The light and spacious accommodation briefly comprises: Entrance Hall, Lounge, Open Plan Kitchen/Diner/Sitting Area, Utility Area and Home Office/Play Room to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The property further benefits from an enclosed rear garden as well as ample off street parking to the front.

Glas Canol is a quiet residential cul de sac 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.



1147.00 sq ft

Entrance porch

Entered via a double glazed composite double sliding doors, double glazed window to the side, tiled floor.

Hall

Entered via a double obscure glazed composite door to the hall, double obscure glazed window to the side, stairs to the first floor with understairs storage cupboard, radiator, parquet flooring.

Living Room

12'10 x 13'10

Double glazed bay window to the front, radiator, fireplace with wood burner set on a slate hearth, herringbone parquet flooring.

Kitchen/Dining Room

19'3 x 19'11

Double glazed bi-fold doors leading out to the rear garden, two skylight windows, double obscure glazed window to the side, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, a four ring Neff hob and electric oven and grill, three vertical radiators, wood laminate flooring.

Utility Room

11'7 x 2'11

Double glazed window to the side and double glazed door leading out, gas combination boiler, plumbing for washing machine, wood laminate flooring.

Playroom/Home Office

16'1 x 8' max

Double glazed window to the side and rear, radiator, built in shelving.

First Floor Landing

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

Bedroom One

13'9 x 12'10

Double glazed bay window to the front, radiator.

Bedroom Two

13'3 x 11'5

Double glazed window to the rear, radiator.

Bedroom Three

7'4 x 9'6

Double glazed window to the rear, radiator.

Bathroom

5'9 x 6'1

Double obscure glazed window to the front, bath with shower over, w.c and wash hand basin, heated towel rail, laminate flooring.

Rear Garden

Paved garden enclosed with fencing, wall and mature hedges, mature trees, raised paved area, timber shed.

Front

Parking area, mature tree and flower bed.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





Approx Gross Internal Area
119 sq m / 1276 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(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 



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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Crabtree**

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