



Heol Dolwen

| Whitchurch | Cardiff | CF14 1RX



HEOL DOLWEN

Guide Price £385,000



No Chain. A wonderful opportunity to acquire this versatile, two bedroom detached bungalow located on this quiet residential street in Whitchurch. Well proportioned throughout and located on the flat, this would be perfect for anyone looking to downsize.

In need of some modernisation but offer excellent potential for the next occupier to put their own stamp on, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory and Two Double Bedrooms. The property further benefits from good size front and rear gardens as well as having off street parking and a single garage.

Heol Dolwen is a quiet residential road located just off Whitchurch common and a short walk from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Tesco mini-market and the Plough public house to name but a few.

Whitchurch is widely regarded as one of Cardiff's most sought after residential suburbs and it is located approximately 3 miles outside of the city centre. There is frequent public transport via bus and train into the city centre and beyond, which makes it a great location for those who commute.

Entrance Porch

Double glazed door to the front with stained glass window, tiled floor.

Hall

Entered via a tradition wood glazed stained glass door, access to loft space, wood parquet flooring, radiator, picture rail.

Lounge

13'8 x 10'11

Double glazed bay window to the front, stained glass window to the side, curved bay radiator, picture rail, gas fireplace, wood parquet flooring.

Dining Room

11'9 max x 12'11 max

French doors leading to the conservatory, vertical radiator, fireplace, wood parquet flooring.

Kitchen

15'1 x 6'1

Double glazed window to

the side and rear, wall and base units with worktop over, Welsh dresser, stainless steel sink, plumbing for a washing machine, space for gas cooker, radiator, tiled floor, door to conservatory.

Conservatory

12' x 8'8

Corrugated plastic roof, sliding patio doors to the garden, tiled floor.

Bedroom One

14'2 max x 11' max

Double glazed bay window to the front, curved radiator., fitted wardrobe and overbed storage.

Bedroom Two

14'1 x 9'

Double glazed window to the rear, radiator.

Bathroom

7'9 x 7'4

Double obscure glazed window to the side, corner

shower, bath, w.c and wash hand basin, radiator.

Rear Garden

Enclosed rear garden, mature trees, shrubs and flower borders.

Garage

A detached garage.

Front

Low rise wall, Driveway, mature shrubs, trees and flower borders, lawn, gates.

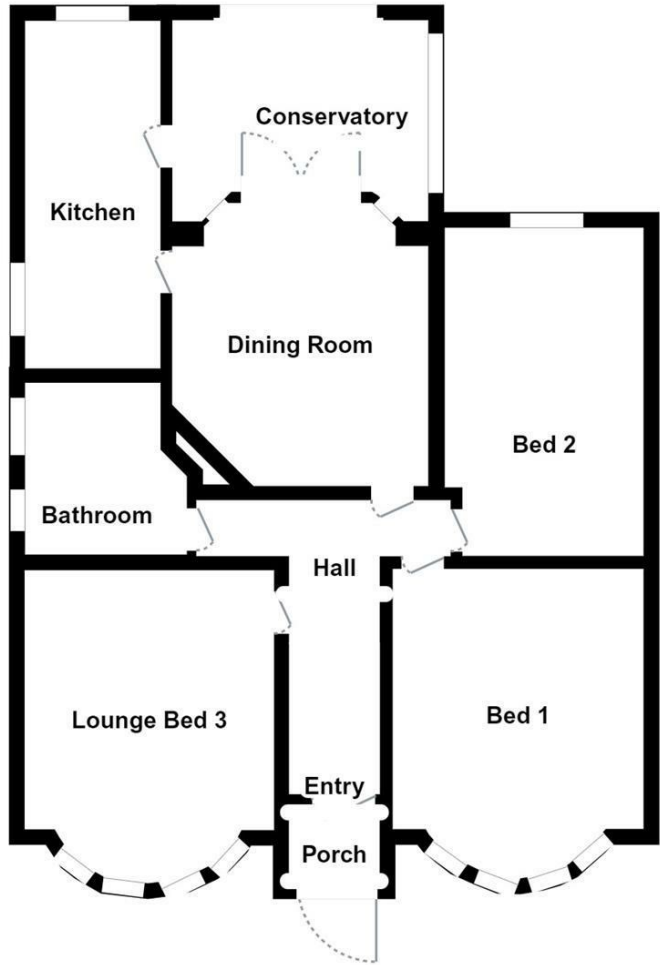
Tenure and additional information

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



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Energy Efficiency Rating

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



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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.