

Whitworth Square

WHITCHURCH, CARDIFF, CF14 7DR

GUIDE PRICE £350,000

**Hern &
Crabtree**



Whitworth Square

No Chain! A four bedroom end of terrace town house that has been redecorated throughout and is perfectly tucked away in the corner of this modern build development in the heart of Whitchurch. Ready for the next occupier to move straight in and put their own stamp on, this would make a perfect first time buy or family home.

With versatile and spacious living space, set over three floors, the accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room and Utility Room to the ground floor. To the first floor is a generous L Shaped Lounge with Juliette patio doors overlooking the Garden, Fitted Kitchen and Bedroom Four/Home Office. To the top floor is Three Good Size Bedrooms and a Family Bathroom. The property further benefits from a good size enclosed rear garden as well as a integral garage and an off street parking space.

Whitchurch is one of Cardiff's largest villages which can be found approximately 3 miles north of the city centre. There is a good selection of shops, cafes, coffee shops and public houses that can be enjoyed. It has excellent transport links into Cardiff, with two railway stations and regular bus services and easy access to the M4, making it a popular commuter hotspot. With reputable English and Welsh medium primary and secondary schools in the area, Whitchurch has for a long time been extremely popular with families. Internal viewings are a must!



1197.00 sq ft

Entrance

Entered via a composite front door, stairs to the first floor with understairs cupboard, radiator, wood laminate flooring.

Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate flooring.

Sitting Room

Double glazed patio doors to the rear, radiator.

Utility Room

Door to the rear garden, wall and base units, stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer, combination boiler, laminate flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, radiator, stairs to the second floor.

Lounge

Double glazed window to the rear and double glazed French doors which lead to a Julie balcony, two radiators.

Kitchen

Double glazed window to the front, fitted with wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with integrated electric oven and grill, integrated dishwasher, fridge and freezer.

Bedroom Four/Home Office

Double-glazed window to the front. Radiator.

Second Floor Landing

Stairs from the first floor landing, access to loft space.

Bedroom One

Double glazed windows to the rear, radiator.

En Suite

Double obscure glazed window to the rear, shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, radiator, tiled floor.

Parking

Driveway and a separate designated space legally owned by the property. There is a driveway directly outside the house in front of the integral garage.
We also own the space directly adjacent and perpendicular to the driveway (currently where the bins are located)

Rear Garden

Enclosed by timber fencing, paved area, lawn, pathway to the side of the house.

Front

Off street parking, hedge.

Garage

Single garage with up and over door to the front, power.

Charges

Circa £85 billed twice per for: Meadfleet grounds services to maintain the grass areas and trees.

Additional Information

The seller has provided us with the following statement:
We love the access provided by this property to the M4 and A470, as well as the public transport links into Cardiff City Centre. As a family we also really value the house being in the catchment of good schools, the locality next to the Village hotel with its pool and gym and on to the Taff Trail.

Disclaimer

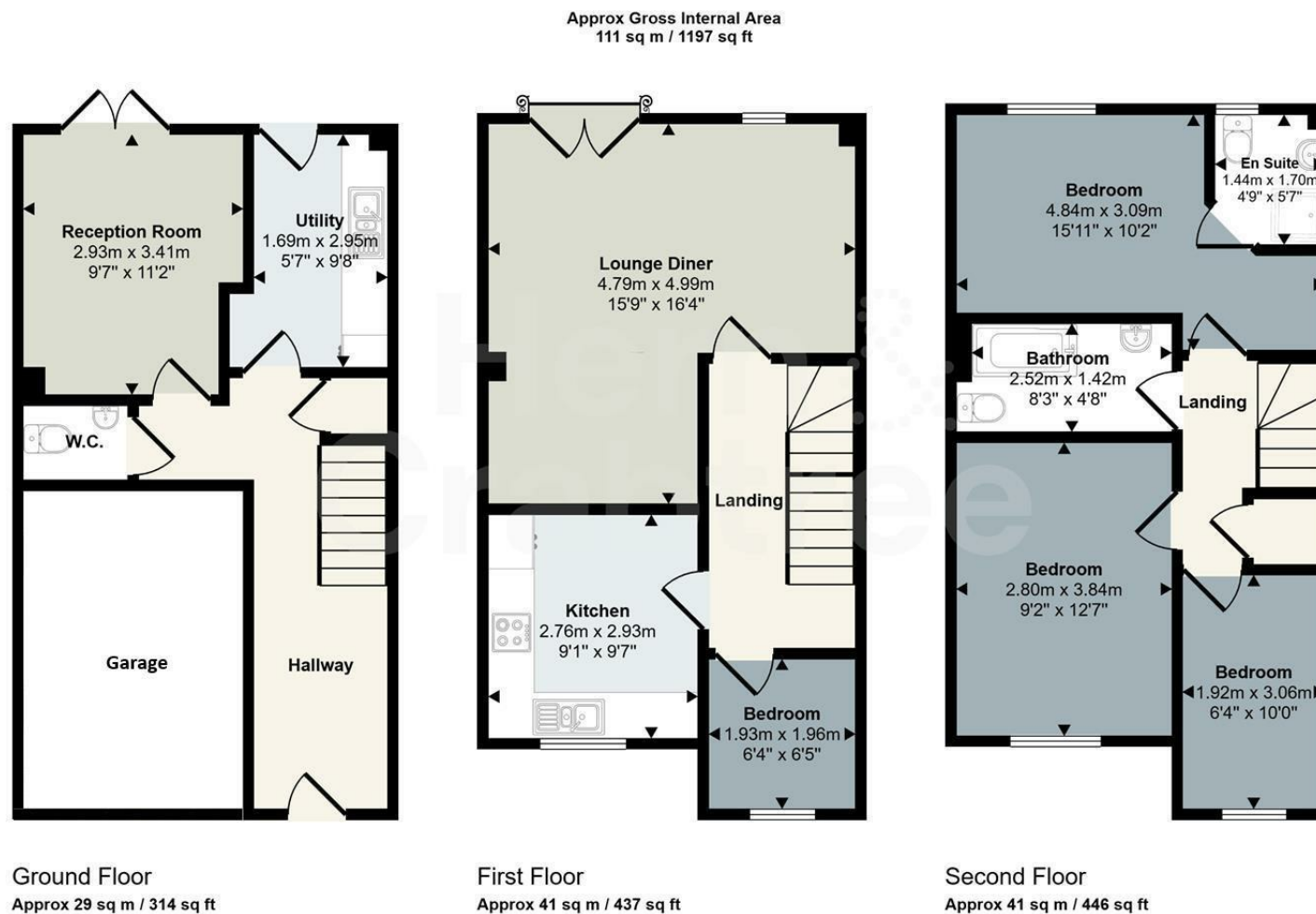
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their

offer is accepted to proceed with the sale. Details can be found on our website.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

