



30 CELTIC ROAD
WHITCHURCH
CARDIFF CF14 1EG

OFFERS IN EXCESS OF
£300,000



SEMI DETACHED HOUSE



3



1



1



1

MGY offer for sale this 3 bedroom semi detached home in the sought after area of Whitchurch. Perfect for a family home with a well maintained generous sized garden. Off road parking, and a conservatory to relax in. Viewing is highly recommended. The property briefly comprises of Entrance porch and hall, kitchen, lounge, conservatory and on the first floor, landing, 3 bedrooms, bathroom, separate W.C.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 925 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

and wall units with round edge work surfaces. Incorporated stainless steel sink unit with mixer tap. Plumbing for washing machine. Gas cooker point. Gas central heated radiator.

FIRST FLOOR

LANDING AREA

Access to loft space. Storage cupboard housing Worcester Central heating boiler. Shelving.

BEDROOM ONE

12' 4" x 10' 7" (3.76m x 3.23m)

Double glazed window to front. Cupboard with cloak hanging. Gas central heated radiator.

BEDROOM TWO

11' 0" x 9' 6" (3.37m x 2.92m)

Double glazed window to front. Cupboard with cloak hanging. Gas central heated radiator.

BEDROOM THREE

7' 11" x 7' 11" (2.42m x 2.43m)

Double glazed window to rear. Cupboard with cloak hanging. Gas central heated radiator.

BATHROOM

Obscure Double glazed window to rear. Part tiled walls. Laminate flooring. Two piece suite comprising of panel bath with shower over and pedestal wash hand basin. Heated towel rail.

WC

Obscure double glazed window to rear.. Part tiled walls. W.C.

GARDEN

Enclosed generous size rear. Pathway to rear garden. Shrub and flower borders. Laid to lawn. Garden shed. Concrete built shed. Access to side and front with wooden gate.

FRONT GARDEN

Enclosed with mature hedging. Lawned area. Off road parking. Mature shrub and flower borders.

LOCATION

Located in the popular area of Whitchurch. The property is within walking distance to local well regarded primary and high schools. Links to A48 and M4 with local bus stops nearby. Close to amenities.

ENTRANCE PORCH

Entry via uPVC Double glazed door with decorative glazed panel. Further obscured Double glazed window to side. Ceramic tiled floor. Door to:-

ENTRANCE HALL

Entrance Hall 1. Stairs rising to first floor. Gas central heated radiator. Cloak hanging. Door to Lounge.
Entrance Hall 2. Door to Kitchen. Cloak hanging. Cupboard with cloak hanging. Further cupboard housing fusebox.

LOUNGE

17' 8" x 10' 11" (5.40m x 3.34m)

Double glazed window to front. Sliding patio doors to conservatory. Door to kitchen. Feature marble fireplace.

CONSERVATORY

9' 10" x 7' 4" (3.02m x 2.24m)

Double glazed windows and double glazed sliding patio doors to rear garden. Laminate wood effect flooring. Wired for wall lights. Gas central heated radiator.

KITCHEN

13' 11" x 9' 5" (4.25m x 2.89m)

Double glazed window to rear. Double glazed door with obscured glazed panel. Part tiled walls. Range of fitted base



30 CELTIC ROAD , WHITCHURCH , CARDIFF CF14 1EG



30 CELTIC ROAD , WHITCHURCH , CARDIFF CF14 1EG



30 CELTIC ROAD , WHITCHURCH , CARDIFF CF14 1EG

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK