



Glan-Y-Nant Road,
Whitchurch, Cardiff,
CF14 1AP



£335,000

2 Bedrooms
House - Terraced

22 Glan Y Nant Road offers a well presented and spacious two bedroom mid terrace home, perfectly suited to first time buyers or growing families seeking a practical layout with generous room sizes.

The ground floor accommodation is centred around a welcoming hallway leading to a bright and comfortable lounge, a separate dining room with open access to the kitchen, and a highly useful utility and WC. The property benefits from a modern kitchen with integrated appliances and a recently updated damp course within the dining room, providing reassurance for prospective purchasers.

To the first floor are three well proportioned bedrooms and a spacious family bathroom, all accessed via a split level landing. Externally, the property offers a low maintenance frontage and a generous rear garden with excellent potential for further landscaping. Off road parking to the rear of property.

HALLWAY

Tiled flooring, painted walls and smooth ceiling, door to storage cupboard and staircase to first floor.

LOUNGE

12'3" x 13'4"

A bright and spacious principal reception room with carpeted flooring, painted walls and smooth ceiling with ornate coving, alcove shelving, UPVC window to front and radiator with TRV.

DINING ROOM

12'10" x 11'1"

A versatile dining space with laminate flooring, painted walls and smooth ceiling, UPVC window to rear, vertical radiator and open plan access to the kitchen, with a renewed damp course.

Features

- Three Bedroom Mid Terrace Home
- Spacious Lounge And Separate Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Useful Utility Room And Ground Floor WC
- Generous Low Maintenance Rear Garden
- Ideal First Time Purchase Or Family Home
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

KITCHEN

8'5" x 12'0"

A modern and well equipped kitchen fitted with a range of wall and base units with contrasting work surfaces over, incorporating integrated slimline dishwasher, integrated microwave, electric oven and induction hob with extractor over, integrated fridge freezer, stainless steel sink, UPVC window and door to side and vertical radiator.



UTILITY ROOM/W.C.

8'10" x 3'11"

A highly practical addition providing additional storage and laundry space, with laminate flooring, painted walls and smooth ceiling, low level WC, pedestal wash hand basin, plumbing for washing machine and tumble dryer, UPVC window to side and radiator with TRV.

FIRST FLOOR**LANDING**

via carpeted staircase to split level landing with doors to all rooms, pull down loft hatch and ladder.

BEDROOM ONE

13'6" x 10'10"

A spacious principal bedroom overlooking the front aspect with carpeted flooring, painted walls, fitted wardrobes along one side, UPVC window and radiator with TRV.

BEDROOM TWO

9'8" x 11'0"

A well proportioned double bedroom overlooking the rear aspect with carpeted flooring, painted walls, UPVC window and radiator with TRV.

BATHROOM

8'11" x 8'9"

A generously sized family bathroom fitted with a P-shaped panel bath with chrome mixer shower over, low level WC, pedestal wash hand basin with vanity storage, chrome towel radiator, UPVC window to rear and large storage cupboard housing the modern Ideal Logic combination boiler.

OUTSIDE**FRONT**

Low maintenance frontage with paved approach leading to UPVC entrance door with stone built porch.

REAR

Generous and enclosed rear garden designed for low maintenance, with useful storage outbuilding, large timber shed and gated rear access, enclosed by a combination of timber fencing and stone walling, offering excellent potential for further landscaping or artificial lawn. Off road parking.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D



2 BEDROOMS



2 BATHROOMS



2 RECEPTION ROOMS

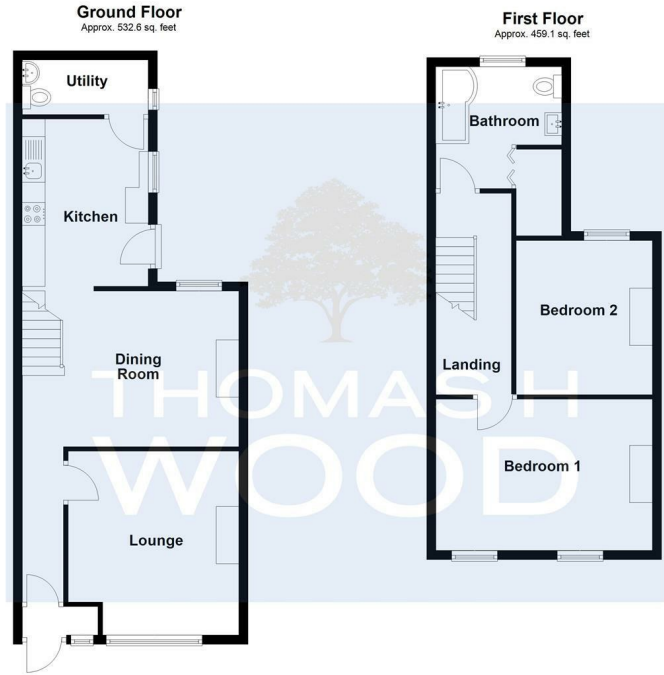


ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 991.80 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B





Total area: approx. 991.8 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(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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