



## Heol Waun Y Nant, Whitchurch, Cardiff, CF14 1JZ

£395,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

## Description

This charming three bedroom semi detached house is situated in a highly sought after residential location, offering an excellent opportunity for families and professionals alike. The property boasts a spacious and welcoming entrance hall, leading to a bright lounge with large windows that allow plenty of natural light. The sitting room leads to a sun room overlooking a lovely West facing rear garden, understairs storage and a kitchen to the ground floor. Upstairs, you will find three well-proportioned bedrooms and a well appointed shower room

Outside, the property is set back from the road behind a generous front lawn, which is mostly laid to lawn and bordered by mature shrubs. A paved pathway leads to the front entrance, while a driveway to the side provides off-road parking for two cars. The driveway continues along the side of the property, offering access to the rear garden and garage (please note that, due to a narrowing of the driveway, the garage is not suitable for parking a car but offers excellent storage or workshop space). The rear garden is a lovely feature, mostly laid to lawn. The garden enjoys a good degree of privacy, making it perfect for children to play or for hosting family gatherings. This attractive outside space, combined with the prime location and well-proportioned accommodation, makes this property a must-see for those seeking a comfortable home in a desirable area. Early viewing is highly recommended to fully appreciate all that this home has to offer.

## Porch

Entered via double glazed uPVC doors. Tiled floor. Obscured glazed doors to entrance hall.

## Entrance Hall

12' 9" x 5' 11" (3.89m x 1.81m)  
Obscured glazed window to side. Stairs to first floor. Understairs storage cupboard.

## Lounge

13' 6" x 12' 11" (4.12m x 3.93m)  
Double glazed uPVC bay window to front. Tiled fireplace. Radiator.

## Sitting Room

13' 5" x 12' 11" (4.08m x 3.93m)  
Glazed doors to sun room. Radiator. Serving hatch to kitchen. Feature fireplace. Fitted display cabinets to alcoves.

## Sun Room

5' 9" x 11' 11" (1.76m x 3.63m)  
Double glazed window overlooking rear garden. Door to w.c. Obscured glazed door to kitchen. Radiator.

## W.C

Obscured glazed door to rear. Tiled walls. W.C.

## Kitchen

13' 2" x 5' 10" (4.02m x 1.78m)  
Double glazed uPVC window to side. Obscured glazed window to side. Base units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Space for fridge. Plumbing and space for washing machine. Electric cooker point. Wall mounted unit. Radiator.

## First floor landing

Obscured glazed window to side. Access to loft space.

## Bedroom One

13' 6" x 12' 11" (4.11m x 3.93m)  
Double glazed uPVC bay window to front. Radiator.

## Bedroom Two

13' 2" x 11' 5" (4.02m x 3.48m)  
Double glazed window overlooking rear garden. Radiator. Fitted wardrobes.

## Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m)  
Double glazed uPVC window overlooking rear garden. Fitted wardrobe and over bed storage. Radiator.

## Shower Room

6' 3" x 5' 9" (1.90m x 1.74m)  
Obscured glazed window to front. Tiled shower cubicle with electric shower, vanity enclosed wash hand basin with mixer tap and storage below, w.c. Radiator.

**Front Garden** East Facing. Generous front lawn, and driveway to side. Garage.

## Rear Garden

West Facing. Mostly laid to lawn. Paved pathway. Side access to driveway and garage.





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