



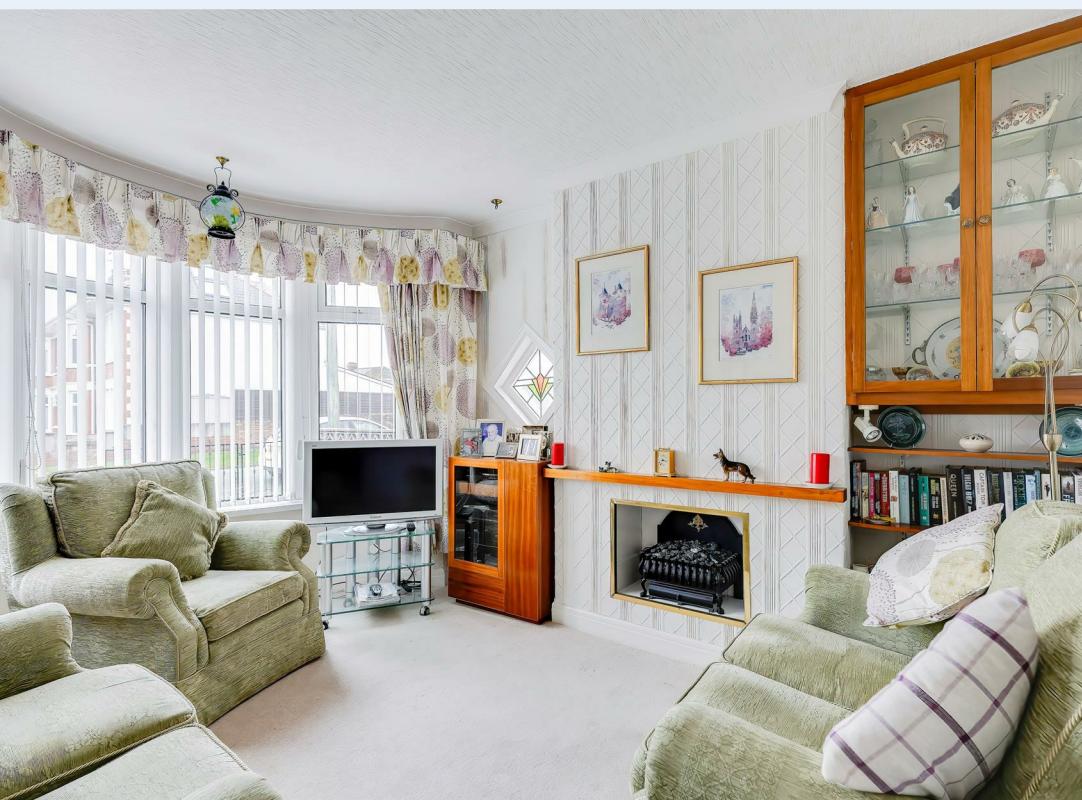
£375,000

Heol Stradling,
Whitchurch, Cardiff,
CF14 1PU

THOMAS H
WOOD

2 Bedrooms
Bungalow - Semi Detached

Nestled in the charming area of Heol Stradling, Whitchurch, this delightful two double bedrooms semi-detached bungalow offers a perfect blend of comfort and convenience. The current owner has maintained the property to a very high standard with recent redecoration, new carpets and a Worcester combination boiler. Heol Stradling is within walking distance of the village with its excellent local amenities, highly regarded schools, and transport links. This exciting opportunity presents a lovely opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of single-storey living. Viewings are recommended and to be sold with no onward chain.



ENTRANCE HALL

Via UPVC entrance door to carpeted hallway. Cupboard housing a modern Worcester combination boiler (approximately 2 years old). Doors leading to all rooms.

LOUNGE

10'8" x 13'7"

Overlooking the front aspect, with carpeted floor, papered walls, and papered ceiling with coving. UPVC bay window with fitted blinds, alcove storage, and radiator panel.

BEDROOM ONE

10'9" x 12'0"

Overlooking the front aspect of the property, with carpeted floor, painted walls, and papered ceiling with coving. Fitted wardrobes along one wall with recessed lighting, UPVC window, and radiator panel.



Features

- Semi-detached bungalow
- Two double bedrooms
- Spacious lounge and separate dining room
- Fitted kitchen and modern shower room
- UPVC double glazing and gas central heating with a Worcester combination boiler (installed 2 years ago)
- Detached single garage
- Off-road parking
- No onward Chain

BEDROOM TWO

10'7" x 10'9"

Overlooking the rear aspect, with carpeted floor, painted walls, and papered ceiling with coving. Fitted wardrobes with recessed lighting, UPVC window, and radiator panel.



SHOWER ROOM**7'6" x 5'9"**

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin, and corner shower enclosure with electric shower. Fully tiled walls and floor, chrome heated towel radiator, and UPVC window with fitted blind.

DINING ROOM**12'11" x 10'5"**

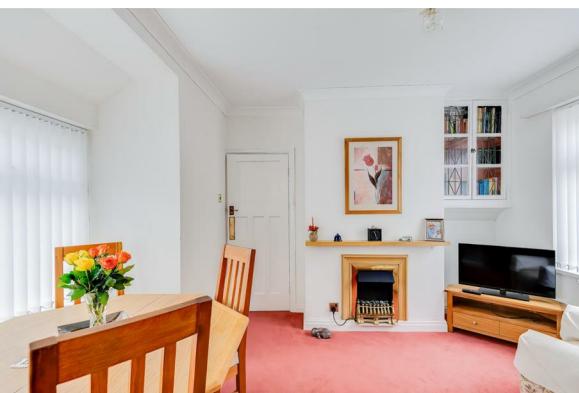
A central reception room with carpeted floor, dual UPVC windows with fitted blinds, and electric fire. Door to:

KITCHEN**10'9" x 10'1"**

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashback walls. Space for dishwasher, one and a half bowl sink unit, and fitted electric oven.

REAR UTILITY AREA**12'1" x 4'1"**

Space and plumbing for washing machine and tumble dryer, tiled floor, UPVC windows and door, and polycarbonate roof.

**OUTSIDE****FRONT**

The front of the property offers off-road parking for one car, paved patio to the main entrance, and gated access to the rear.

REAR

The rear garden is designed for low maintenance with a patio area, mature plants, trees, and shrubs. Detached single garage with up-and-over door and side access door.

TENURE

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

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Current EPC Rating:
- Council Tax Band: E
- Potential EPC Rating:
- Floor Area: 765.20 sq ft



2 BEDROOMS



1 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING:



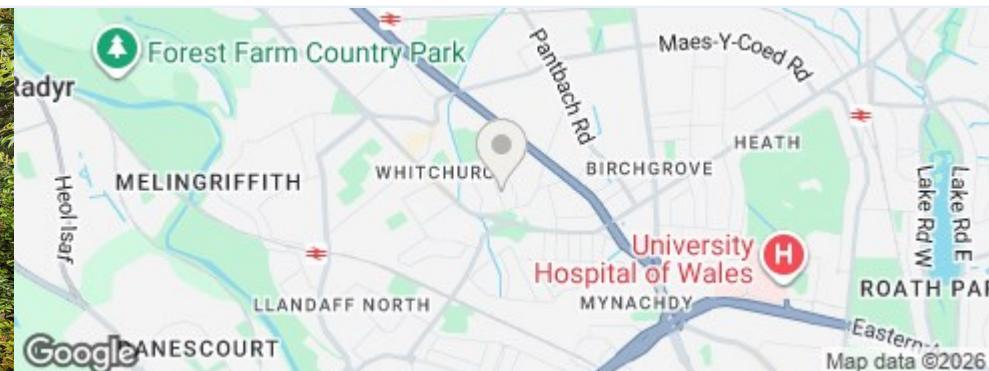


Total area: approx. 71.1 sq. metres (765.2 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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		
(69-80) C		
(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	



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