

Heol Y Waun

WHITCHURCH, CARDIFF, CF14 1LB

GUIDE PRICE £485,000

**Hern &
Crabtree**



Heol Y Waun

A wonderful three-bedroom detached home, perfectly positioned on a quiet residential street in Whitchurch. One of only a small number of detached properties in the area, this beautifully maintained home occupies a generous plot and benefits from a single garage, off-street parking and a beautifully appointed rear garden.

Offering spacious and versatile accommodation throughout, with further scope for future enhancement, this is an ideal home for a growing family.

The ground floor briefly comprises an entrance hall, spacious lounge, separate dining room, fitted kitchen, bright and versatile sunroom, cloakroom, utility room and access to the integral garage.

To the first floor are three generously proportioned double bedrooms and a stunning four-piece family bathroom suite.

Externally, the property continues to impress, with a well-maintained rear garden providing an attractive and private outdoor space, while the front of the property offers off-street parking with access to the single integral garage.

Heol Waun Y Nant is a quiet residential street in Whitchurch and is located minutes' drive of the A470 / Gabalfa interchange, providing easy links to Cardiff City centre and the M4 motorway. There is also the local shops and amenities of Whitchurch and Llandaff North Village Close by. Internal viewings are highly recommended.



Approx 1450.00 sq ft

Council Tax Band: F

Entrance

Entered via a pvc glazed door into the the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard. Recess lights. Radiator. Circular stained glass window. Parquet flooring.

Living Room

Double glazed bay window to the front. Radiator. Parquet flooring. Open fireplace.

Lounge

Aluminium double glazed windows looking into the conservatory. Radiator. Feature fireplace with tiled surround and hearth.

Kitchen

Double glazed windows to the side. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space for oven. Integrated fridge. Larder cupboard. Part tiled walls and tiled floor. Radiator.

Inner lobby

Double glazed window to the rear. Tiled floor. Door to w/c. Storage cupboard.

W/c

Obscure double glazed window to the side. W/c.

Conservatory

Double glazed windows to the side and rear. Door to the side. Tiled flooring.

Utility

Obscure double glazed window to the rear. Glazed window to the side. Sink and drainer. Cupboard. Combi boiler.

FIRST FLOOR

Obscure double glazed window to the side.

Landing

Recess lights. Loft access hatch. Banister.

Bedroom One

Double glazed bay window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath, wash hand basin, w/c and shower. Recess lights. Part tiled walls. Tiled floor. Heated towel rail.

OUTSIDE

Front

Low rise wall. Driveway to the integrated garage. Lawn area with mature flower beds to the side.

Rear Garden

Enclosed rear garden with hedge border and fence to the rear. Paved sitting areas. Small lawn area to the rear. Mature shrubs and flower beds. Access to the side with gate.

Garage

Single garage with up and over door. Power and light.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F. Epc - C

Disclaimer

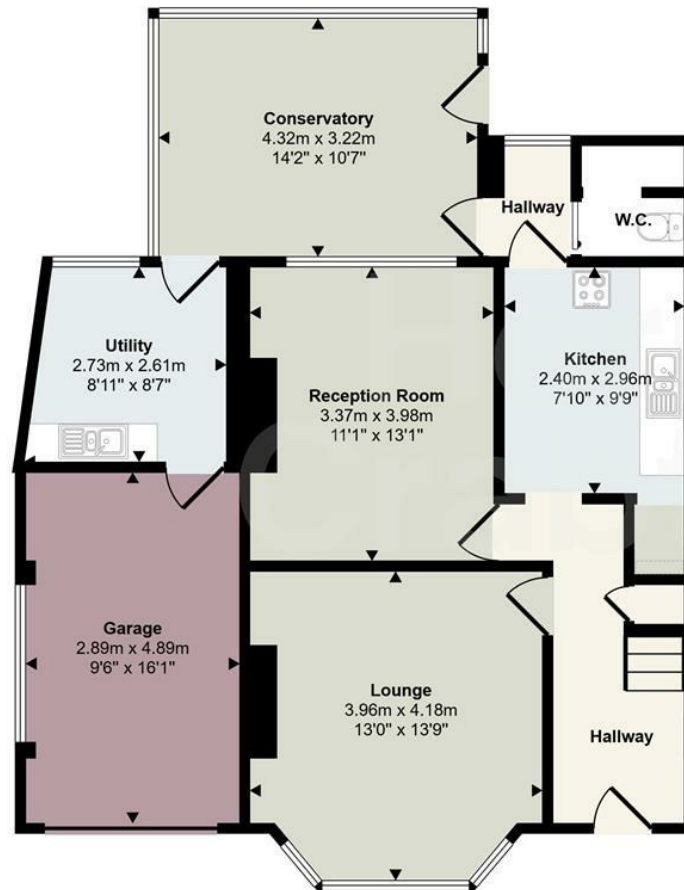
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

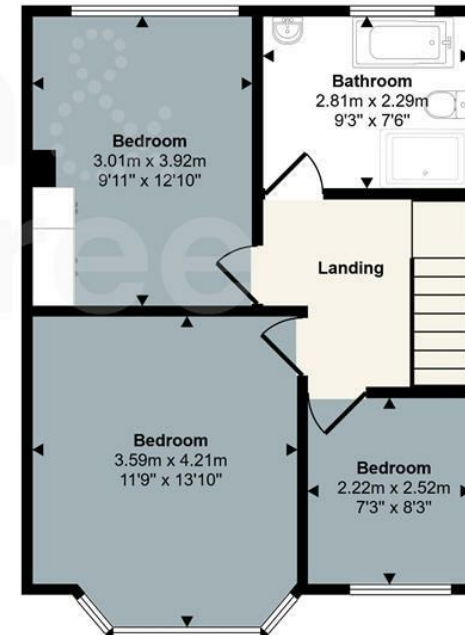




Approx Gross Internal Area
135 sq m / 1450 sq ft



Ground Floor
Approx 88 sq m / 943 sq ft



First Floor
Approx 47 sq m / 507 sq ft

Denotes head height below 1.5m

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		
(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	69	77
	EU Directive 2002/91/EC	

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



**Hern &
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