Cambourne Avenue | | Cardiff | CF14 2AQ

Offers in excess of £575,000

Sheppard & Bear

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Nestled in the highly sought-after area of Cambourne Avenue, Whitchurch, this charming detached family residence offers a unique opportunity for those seeking a spacious and comfortable home. Built in the 1960's, this property boasts a generous 1,371 square feet of living space, set on a larger than average corner L-shaped plot, providing ample outdoor space and views over the school fields.

As you enter the home, you are greeted by two inviting reception rooms, perfect for family gatherings or entertaining guests. The ground floor also features a well-appointed kitchen/diner, a utility room, and a convenient WC, ensuring practicality for modern family living.

Venturing upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat for rest

- No onward chain
- Detached family residence
- Walking distance to Whitchurch village
- Sunny front and rear gardens
- Highly sought after location
- Larger than average plot
- Views over school fields
- Four double bedrooms
- Driveway and garage
- Rare opportunity, act fast

Entrance hall

WC

Utility room
5'9 x 5'4 (1.75m x 1.63m)

Living room
21'3 x 12'1 (6.48m x 3.68m)

Kitchen/diner
13'2 x 10'9 (4.01m x 3.28m)

Dining room
16'10 x 10 (5.13m x 3.05m)

First floor landing

Bedroom one
12'0 x 12'0 (3.66m x 3.66m)

Bedroom two
12'7 x 9'9 (3.84m x 2.97m)

Bedroom three
9'4 x 8'8 (2.84m x 2.64m)

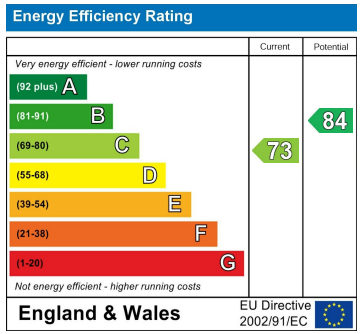
Bedroom four
8'9 x 8'8 (2.67m x 2.64m)

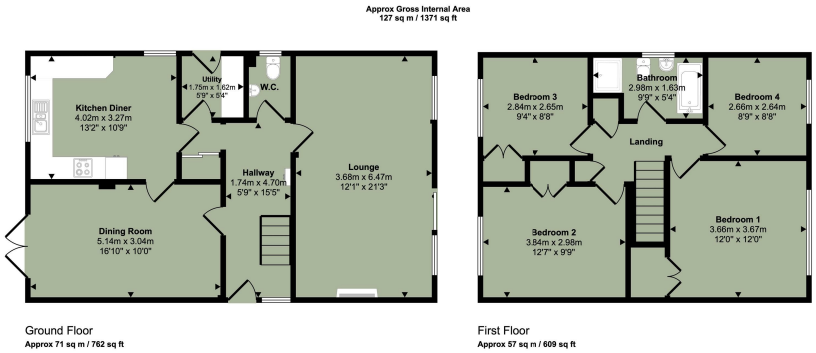
Family bathroom
9'9 x 5'4 (2.97m x 1.63m)

Driveway

Garage

Front and rear gardens





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.

Council Tax Band **G**
EPC Rating **C**

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