



52 TY-NEWYDD
WHITCHURCH
CARDIFF CF14 1NQ

ASKING PRICE OF
£425,000



MID TERRACED HOUSE



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A delightful family home situated in the Whitchurch area of Cardiff close to Whitchurch village with many amenities and transport links to the city centre and beyond. The property briefly comprises porch, hallway, lounge, kitchen diner, utility area, three bedrooms, bathroom and separate wc. The rear garden is south facing and off road parking to the front.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 936 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a welsh school.

ENTRANCE PORCH

Upvc double glazed windows with obscure glazed panels and fanlights. Upvc double glazed obscure door to front. Clad walls and ceiling. Ceramic tiled floor.

ENTRANCE HALLWAY

Engineered oak strip flooring. Stairs rising to first floor with understairs storage cupboard housing gas and electric meters with cloak hanging. Radiator. Open to kitchen/diner.

LOUNGE

13' 5" x 8' 11" (4.11m x 2.73m)

Upvc double glazed window to front. Coved ceiling. Engineered oak strip flooring. Radiator.

KITCHEN

21' 4" x 12' 4" (6.52m x 3.78m)

Upvc patio doors to rear garden. Upvc double glazed door and window to rear garden. Spotlights to ceiling. Engineered oak strip flooring. Range of fitted base and wall units with oak surfaces and splash backs incorporating double inset Belfast sink with mixer tap. Integrated fridge freezer, dish washer and oven with inset induction hob and extractor fan over. Central work island with storage cupboards and oak

work surface. Shelving to alcoves. Radiator.

UTILITY ROOM

Upvc double glazed door with glazed panels leading to rear garden. Plumbing for automatic washing machine with tumble drier over. Storage cupboard. WC.

LANDING AREA

Access to loft space.

BEDROOM ONE

13' 3" x 12' 0" (4.04m x 3.68m)

Upvc double glazed window to front overlooking green. laminate wood effect flooring. Radiator.

BEDROOM TWO

14' 11" MAXIMUM x 9' 6" (4.57m x 2.92m)

Upvc double glazed window to rear. Laminate wood effect flooring. Two storage cupboards one housing gas central heating boiler. Radiator.

BEDROOM THREE

10' 5" x 9' 0" (3.18m x 2.76m)

Upvc double glazed window to front. Storage cupboard. Radiator.

BATHROOM

Upvc double glazed window to rear. Two piece suite comprising pedestal wash hand basin and panelled bath with shower over. Pvc bathroom panels. Heated chrome towel rail.

WC

Upvc obscure double glazed window to rear. Wall hung wc.



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REAR GARDEN

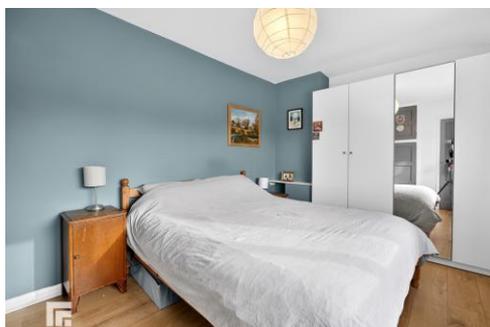
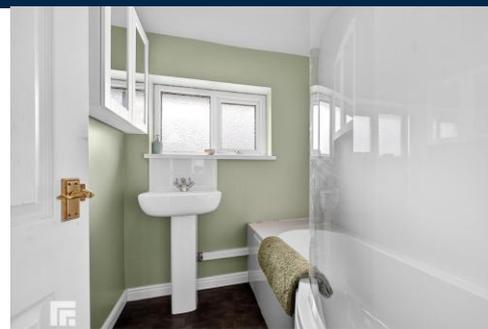
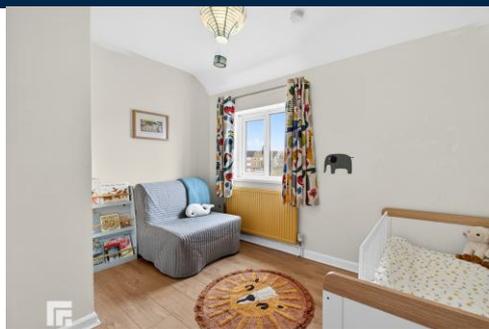
South facing rear garden, Storage shed. Wooden gates allowing access to front and rear gardens. Large slate patio area. Enclosed with mature shrub borders. Red Acer tree. Wooden storage shed. Outside lighting. Outside tap



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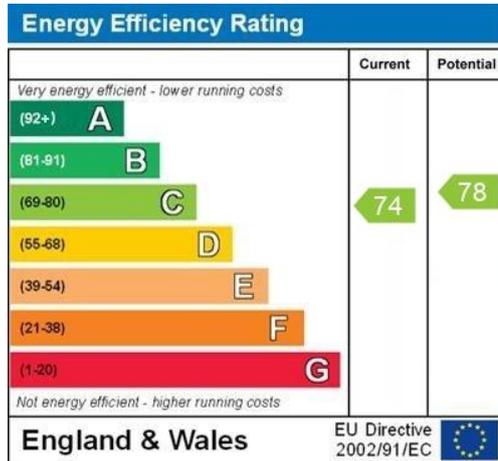
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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