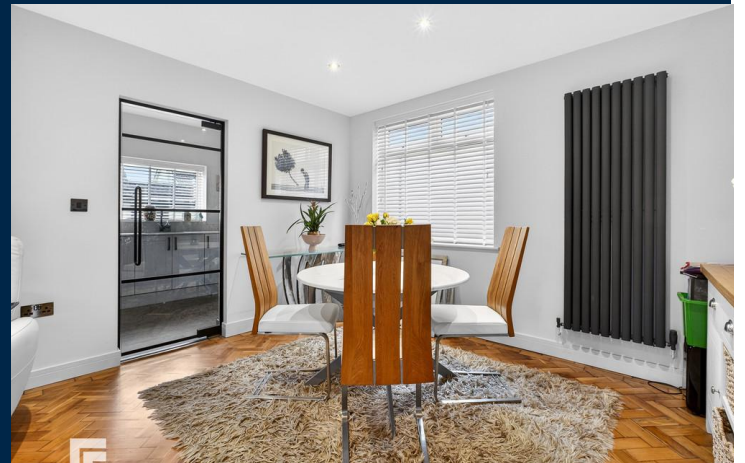
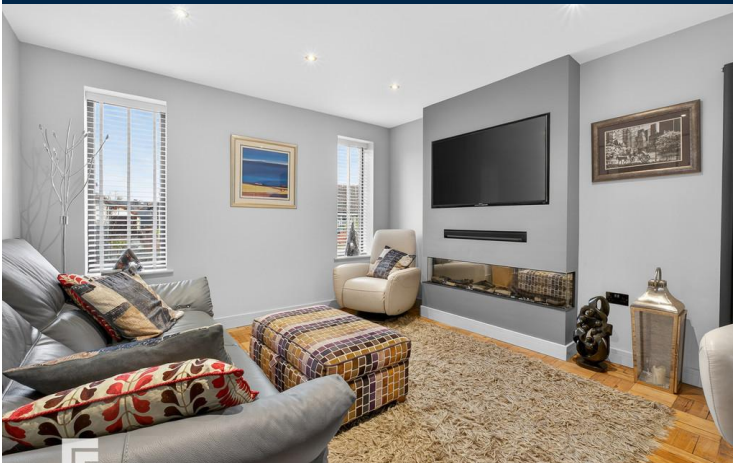




22 HEOL WERNLAS
WHITCHURCH
CARDIFF CF14 1RY

ASKING PRICE OF
£495,000



DETACHED BUNGALOW



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MGY are delighted to offer for sale this delightful detached bungalow in the sought after Whitchurch area close to Whitchurch Village amenities and public transport links. The bungalow situated on a corner spot has recently been rewired and has new bathroom and kitchen. New internal walls. The property briefly comprises entrance porch, hallway, lounge/diner, kitchen, utility room, two bedrooms and bathroom. Outside there are gardens to the side and front and a detached garage. Viewing highly recommended !

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 828 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Whitchurch Village is a real hub of North Cardiff offering a range of shops, cafe and restaurants. With everything on your door step, including highly regarded primary and secondary schools within walking distance and great public transport links. There are also great road links for commuters leading in and around Cardiff plus easy access to the A470 and M4 corridor.

ENTRANCE PORCH

Entered via upvc double glazed door with decorative obscure glazed panel and obscure glazed panels to either side. Further obscure glazed panels to both sides with fan lights. Ceramic tiled floor. Wall lights.

HALLWAY

Entered via Crittal glazed door with panel over. Spotlights to ceiling with dimmer switch. Wood block flooring. Vertical wall mounted radiator. Crittal glazing over looking lounge. Cupboard housing gas and electric meters. Storage.

LOUNGE/DINING ROOM

22' 10" x 11' 11" (6.98m x 3.64m)
Two upvc double glazed windows to front and further upvc double glazed window to rear. Spot lights to ceiling. Wood block flooring. Two wall mounted radiators. Crittal glazing overlooking hallway. Media wall with living flame coal/log effect fire.

KITCHEN

10' 11" x 7' 4" (3.33m x 2.24m)

Upvc double glazed window to side. Spotlights to ceiling. Fitted Wren base and wall units with marble work surface incorporating one and a half ceramic sink unit with mixer tap. Built in double oven/microwave, Inset gas hob with extractor fan over. Integrated fridge, dishwasher and wine cooler. Vertical wall mounted radiator. Crittal door to :-

UTILITY ROOM

Upvc double glazed window to side. Upvc double glazed door to rear garden. Spotlights to ceiling. Wall mounted vertical radiator. Work surface with plumbing for washing machine and recess for tumble dryer. Wall mounted cupboard. Room for fridge freezer.

BEDROOM ONE

13' 6" into bay x 11' 7" (4.12m x 3.55m)
Upvc double glazed bay window to front. Spotlights to ceiling with dimmer switch. Wood block flooring. Wall lights. Radiator.

BEDROOM TWO

11' 5" into bay x 11' 0" (3.49m x 3.37m)
Upvc double glazed bay window to front. Wall lights. Spotlights to ceiling with dimmer switch. Radiator.

BATHROOM

Upvc obscure glazed window to side. Spotlights to ceiling. Fully tiled walls.. Three piece suite comprising wall hung wc, wash hand basin and walk in shower cubicle with rainfall shower head. Extractor fan. Heated towel rail.

OUTSIDE

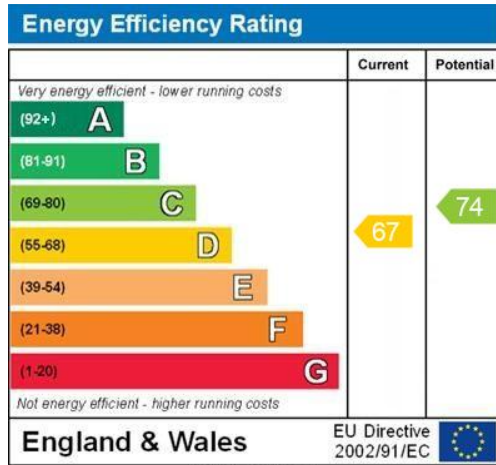
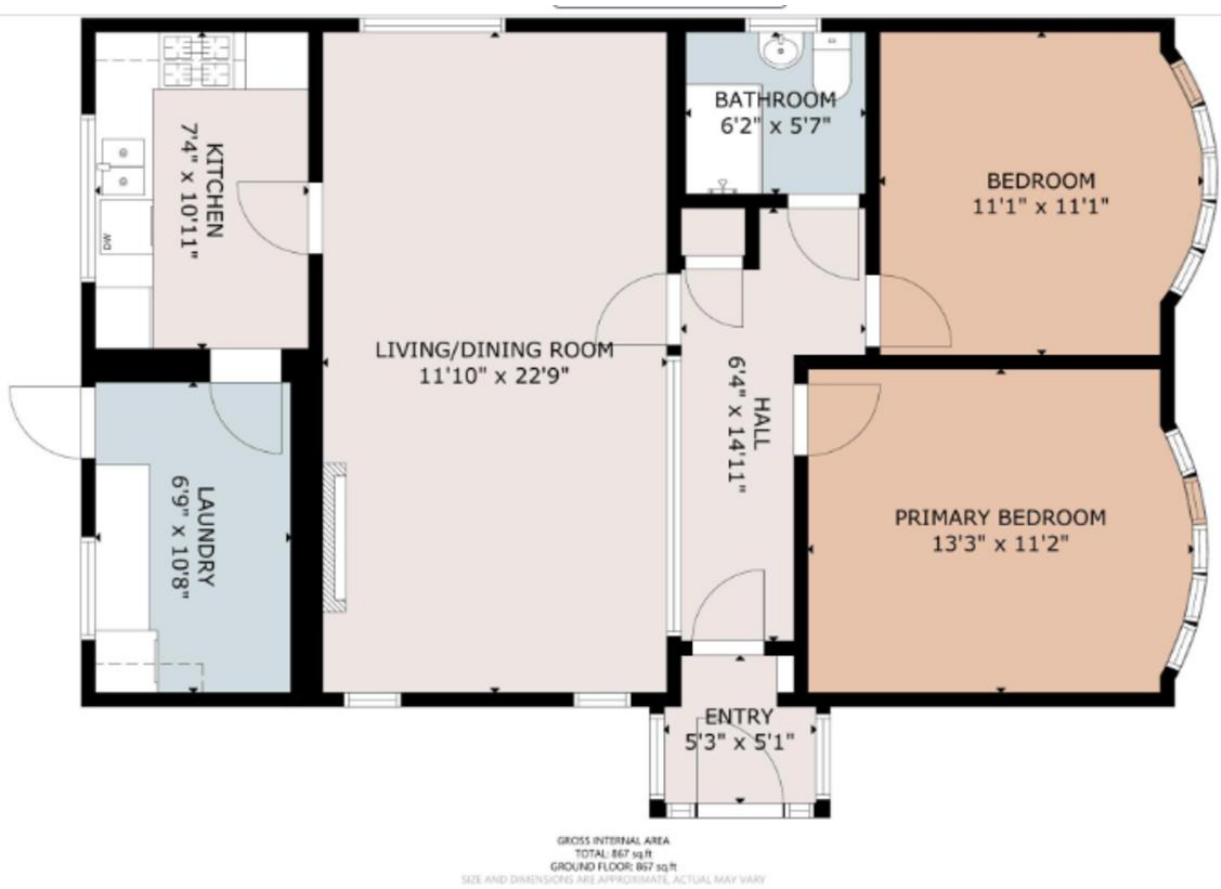
Enclosed corner plot. Detached garage accessed via up and over doors. Two upvc double glazed windows. Door to courtyard/patio area. Gate allowing access to side garden. Decorative stone with shrub and flower borders. Six circular raised flower beds. Gate and key block paving to front door



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WHITCHURCH 02922 745848

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