



20 HEOL BOOKER  
WHITCHURCH  
CARDIFF CF14 2DG

£340,000



### SEMI-DETACHED HOUSE



**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1033 SQ.FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **FIRST FLOOR STAIRS & LANDING**

##### **BEDROOM ONE**

11' 1" x 14' 0" (3.38m x 4.27m)

Double glazed window to front. Radiator.

##### **BEDROOM TWO**

11' 1" x 8' 5" (3.38m x 2.59m)

Double glazed window overlooking rear garden. Radiator. Airing cupboard with storage and shelving. Wall mounted Worcester combi boiler.

##### **BEDROOM THREE**

12' 6" x 8' 8" (3.83m x 2.65m)

Double glazed windows to rear and side. Radiator.

##### **BEDROOM FOUR**

12' 0" x 7' 0" (3.66m x 2.15m)

Obscured double glazed window to side. Picture rail. Radiator.

#### **OUTSIDE**

Front- Mostly laid to lawn, with bushes. Paved pathway leading to side and rear via wooden gate.

Rear- A generous size garden mostly laid to lawn. Enclosed with fencing. Solid outbuilding providing storage.

MGY offer for sale this spacious 4 bed semi detached property in the sought after area of Whitchurch. The property requires modernisation but offers huge potential to improve and extend subject to the necessary consents. The accommodation comprises entrance hall, lounge, kitchen rear porch and downstairs shower room. On the first floor there are 4 bedrooms. Excellent size rear garden, solid outbuilding and garden to front. No chain. Viewing recommended.

#### **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 HALL**

Entered via wooden door with inset stainless glass panel. Laminate flooring. Radiator. Stairs to first floor.

#### **LOUNGE/ DINING ROOM**

19' 10" x 16' 9" (6.06m x 5.11m)

Double glazed window to front. Double glazed sliding doors to rear garden. Laminate flooring. Gas meter cupboard. Built in storage cupboard. Coved ceiling.

#### **KITCHEN**

13' 10" x 8' 5" (4.23m x 2.59m)

Obscured double glazed window to front. Double glazed window to side. Base units and one wall unit, work surfaces with inset stainless steel sunk unit and mixer tap. Built in oven and 4 ring gas hob. Door to rear porch with obscured double glazed door to side.

#### **WET ROOM**

8' 7" x 5' 4" (2.63m x 1.63m)

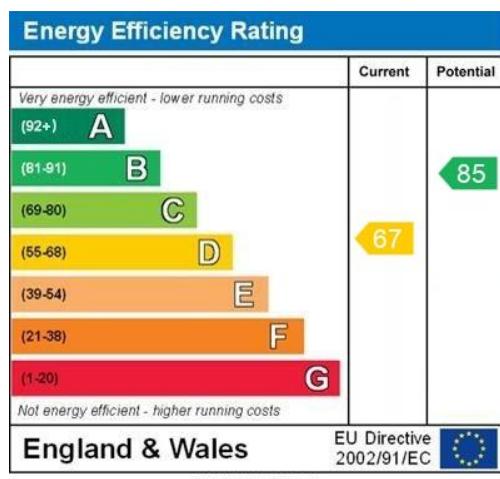
Obscured double glazed windows to side and rear. Electric shower, w.c, wall hung wash hand basin with mixer tap. Radiator.



**M G Y . C O . U K**

# 20 HEOL BOOKER, WHITCHURCH , CARDIFF CF14 2DG





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Regulated by RICS



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