Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Gwrgan
Whitchurch
Cardiff
CF14

Guide Price £395,000 - £425,000











- 2/3 Bedroom detached bungalow
- Spacious principal reception room + front reception room
- 2 double bedrooms
- Family bathroom
- Ample driveway parking to front + garage
- 2 tier garden + front garden
- Short distance from Whitchurch village centre & A470
- First class Welsh and English school catchments
- NO UPWARD CHAIN!
- CALL TO VIEW TODAY!

Ref: PRA53886

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £395,000 TO £425,000 - Spacious and ideally located 2/3 bedroom detached bungalow in Whitchurch Edwards & Co are delighted to offer for sale this large bungalow within walking distance to Whitchurch which offers excellent amenities, and also within close property to first class Welsh and English primary and secondary schools. There is also easy access to the A470 leading to Cardiff city central and to the M4. The bungalow benefits from 2 spacious reception rooms, with one room ideal for conversion to a further bedroom. There is ample off road parking, a garage and a front and private rear garden. The property truly has brilliant potential and is ideal for updating. PHONE TODAY TO BOOK A VIEWING ON 02920 616 200.



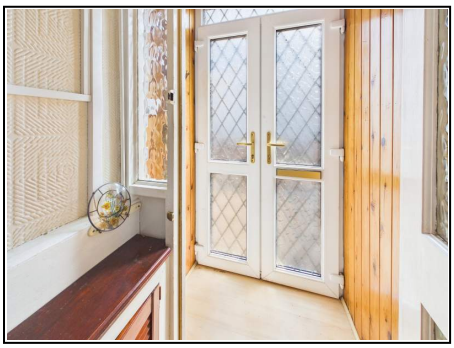
Front & Entrance

2 car paved driveway leading to garage, front garden with mature shrubbery. Access to front door.



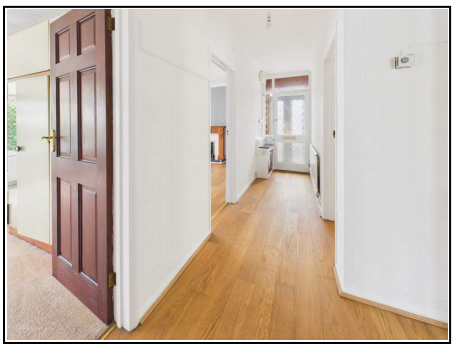
Driveway & Front Entrance

Access to entrance porch leading to front door. Outside light.



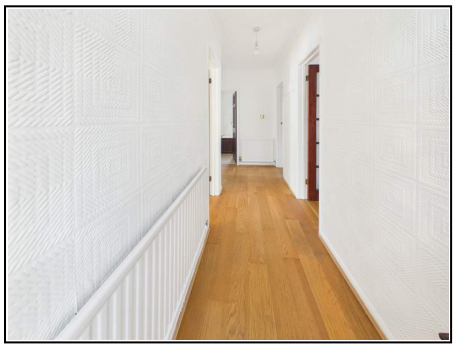
Entrance Porch

Bright entrance porch, access to entrance hallway.



Entrance Hallway

Spacious and bright entrance hallway with doors leading to bedrooms, reception rooms and bathroom.



Entrance hallway second angle

As depicted.



Principal Reception Room

Spacious principal reception room with sliding doors to rear private garden. Door to kitchen, part carpeted flooring.



Principal Reception Room Second Angle

As depicted.



Front Reception Room

Well presented front reception room with large bay window to the front aspect. This room may be utilised as a further bedroom.



Kitchen

Kitchen with eye level units, worktops and 1 and a a half bowl sink drainer unit, part tiled. Window to rear aspect and plumbing for washing machine.



Bedroom 1

Well proportioned main bedroom with 2 sets of fitted wardrobes. Large bay window to front aspect and carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Bedroom 2 provides for another good sized room with a set of fitted wardrobe's and a window to the side aspect. Carpeted flooring.



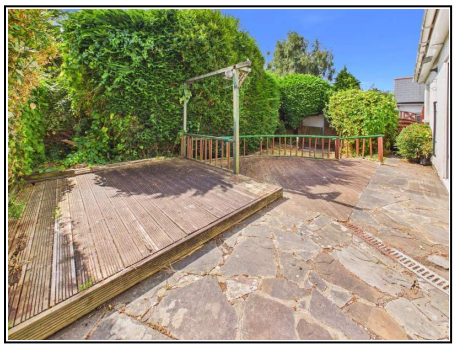
Bathroom

Bathroom comprising of a bath with shower over, w/c, wash hand basin set in vanity unit. Obscured window to side and part tiled walls.



Rear Garden

A very private rear garden arranged over 2 tiers with well established boundaries. The lower level in mainly laid to lawn with mature shrubbery. The upper level is decked with paved stone. There is access to the principal reception room and door to the garage.



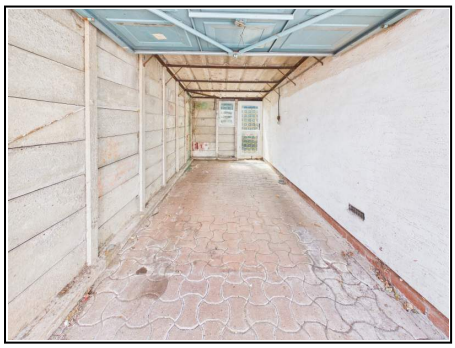
Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Garage

Convenient garage with up and over door to the front aspect and a door to the rear garden. There is power supply.

Agents Opinion

This is a great opportunity to renovate a ideally located property in very close proximity to Whitchurch which others all local amenities, and within walking distance of first class Welsh and English schools. The bungalow may offer an additional bedroom with the secondary reception room and the property is set in a quiet and sought after residential area. Call today to book in a viewing.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

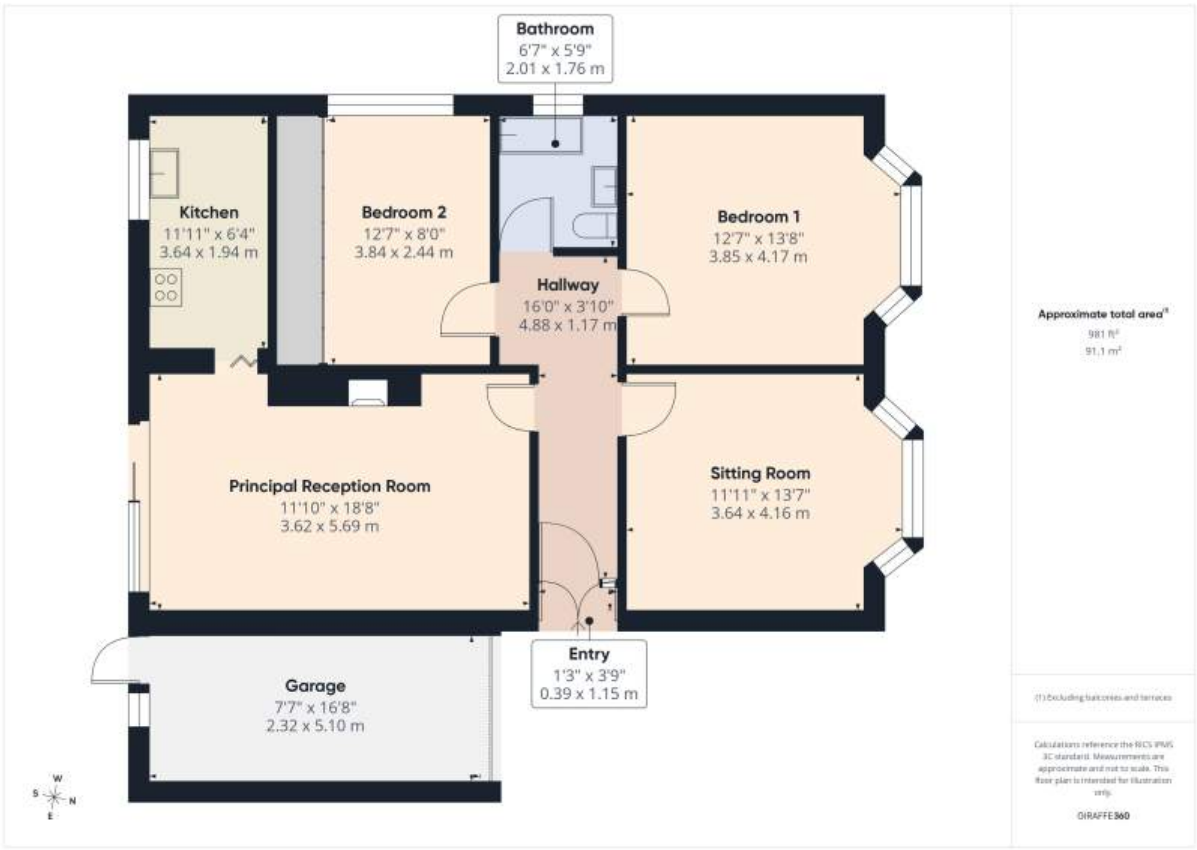
EPC Rating:64

Tenure

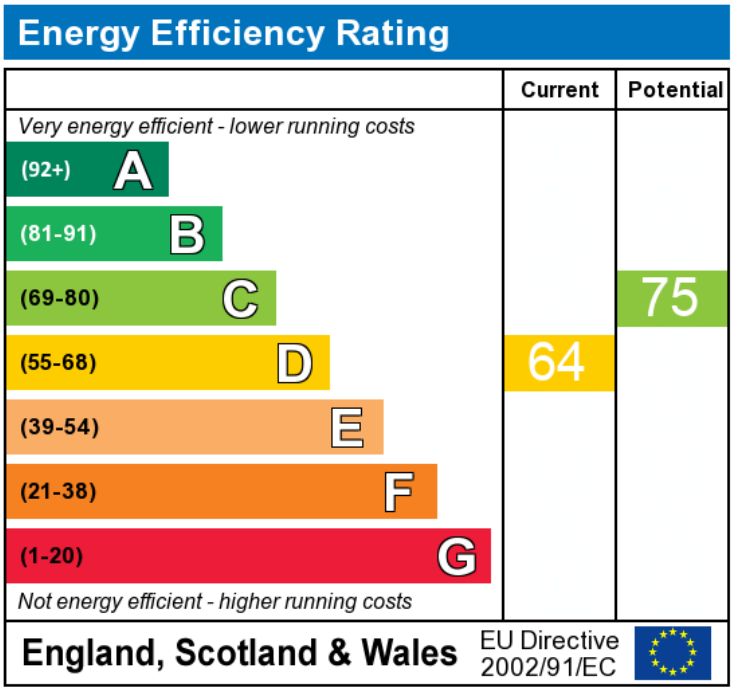
We are informed that the tenure is Freehold

Council Tax

Band F



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.