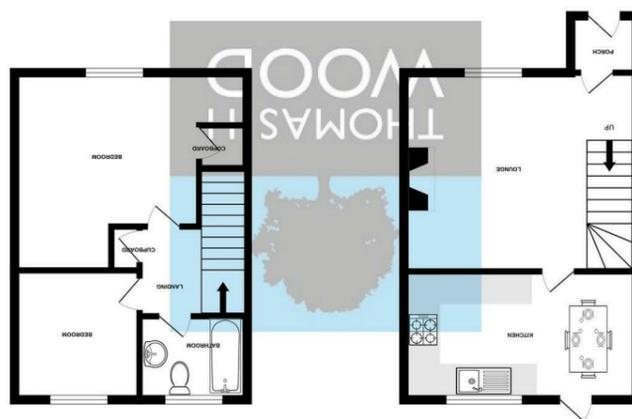


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR: 28.7 sq.m. (309 sq.ft.) approx.
1ST FLOOR: 27.9 sq.m. (300 sq.ft.) approx.

TOTAL FLOOR AREA: 56.6 sq.m. (609 sq.ft.) approx.
2 BEDROOM SEMI

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Ashchurch Row, Heol-Y-Forlan,
Whitchurch, Cardiff,
CF14 1BX

Asking Price
£295,000

No. 7 Ashchurch Row is a well presented two bedroom semi-detached home, situated within the ever-popular Whitchurch area. The property offers well-balanced and practical accommodation, complemented by off-street parking and a private, low-maintenance rear garden.

The ground floor comprises an entrance hall, a generous living room with feature fireplace, and a fitted kitchen/diner with direct access to the rear garden. To the first floor are two bedrooms and a modern bathroom. The property is conveniently located close to the excellent public transport links, highly regarded schools and the excellent local amenities. Whitchurch train station is within walking distance, providing direct access into Cardiff city centre, while the Taff Trail, A470 and M4 are all easily accessible.



ENTRANCE HALL

Accessed via a uPVC glazed door, with tiled flooring, radiator and internal door leading to the lounge.

LOUNGE

12'2" x 14'6"

A spacious reception room with front aspect uPVC double glazed window, fitted carpet, coving to ceiling, radiator and useful under-stairs recess.

KITCHEN/DINER

7'10" x 14'6"

Fitted with a range of base and wall mounted units with worktops over, stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge/freezer, cooker point with extractor hood, ceramic tiled flooring, radiator, rear aspect uPVC double glazed window and uPVC door providing access to the rear garden, with cupboard housing a renewed Baxi combination boiler.

FIRST FLOOR LANDING

With fitted carpet, radiator and access to loft space via pull-down ladder.

Features

- Well presented two bedroom semi-detached home
- Off-street parking to the front
- Enclosed, low-maintenance rear garden with decked seating
- Gas central heating and double glazing throughout
- Feature fireplace to the living room
- Walking distance to Whitchurch village and train station
- Close to Taff Trail, University Hospital of Wales and Velindre Hospital
- Excellent access to the A470 and M4

BEDROOM ONE

9'6" x 13'6"

A front aspect bedroom with uPVC double glazed window, fitted carpet, radiator and built-in over-stairs wardrobe.

BEDROOM TWO

8'6" x 8'0"

A rear aspect bedroom with uPVC double glazed window, fitted carpet and radiator.



BATHROOM

5'11" x 5'8"

Fitted with a modern three-piece suite comprising panelled bath with shower over and glass screen, wash hand basin set within vanity unit, low-level WC, heated towel rail, extractor fan, vinyl flooring and obscure uPVC double glazed window.

OUTSIDE

FRONT

Block paved driveway providing off-street parking, with pathway to the rear garden via timber gate.

REAR

An enclosed, low-maintenance garden featuring decked seating areas and a timber storage shed.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 609.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



-  2 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C