



Park Avenue,  
Whitchurch, Cardiff,  
CF14 7AP



Offers In Excess Of  
£300,000

2 Bedrooms  
Bungalow - Detached

Positioned on the ever-popular Park Avenue, this detached bungalow enjoys a prime location within walking distance of Whitchurch Village, one of North Cardiff's most established and sought-after communities. The village offers an excellent selection of independent shops, cafés, restaurants and everyday conveniences, creating a strong sense of community alongside practical day-to-day living. The property is also conveniently located for Whitchurch train station, providing regular services into Cardiff city centre, as well as excellent road links via the A470 and M4.

The area is particularly well regarded for its schooling, with Whitchurch Primary School and Whitchurch High School both highly sought after. The property also benefits from proximity to green spaces and walking routes including the Taff Trail.

The bungalow itself has been much loved and now requires modernisation throughout, presenting a rare opportunity for refurbishment or future extension (subject to the necessary planning consents). The generous rear garden further enhances the long-term potential.

To be sold with no onward chain



### ENTRANCE HALLWAY

Via front entrance door to central hallway with doors to all principal rooms.

### LOUNGE

12'6" x 14'1"

A generous reception room with carpeted floor, papered walls and papered ceiling. UPVC windows to the side aspect and timber framed single glazed window to the sunroom. Gas fire and radiator with TRV.

### KITCHEN

5'7" x 9'9"

Fitted with a run of base units and stainless steel sink. Space for cooker, fridge freezer and washing machine. UPVC windows to the side and rear aspect. Radiator panel.

### BEDROOM ONE

9'1" x 12'4"

A good size main bedroom with carpeted floor, papered walls and tiled ceiling with coving. UPVC window. Radiator with TRV. Cupboard housing the combination boiler.



## Features

- Detached two bedroom bungalow
- Much loved home now requiring refurbishment
- Superb potential to extend or reconfigure (subject to planning)
- Generous rear garden
- Off-road parking
- No onward chain
- Walking distance to Whitchurch Village
- Convenient for train station and bus links
- Within catchment for highly regarded local schools

### BEDROOM TWO

9'1" x 14'1"

A well proportioned second bedroom with carpeted floor, papered walls with picture rails and smooth ceiling. UPVC bay window. Radiator with TRV.

### BATHROOM

5'11" x 6'0"

Three piece suite comprising panel bath, pedestal wash hand basin and low level WC. Part tiled walls. UPVC window. Radiator with TRV.



**SUNROOM**

11'9" x 6'0"

With polycarbonate roof, PPC windows and door to the rear garden. Radiator with TRV. Internal window and door to lounge.

**OUTSIDE****FRONT**

With off-road parking, large laid lawn and brick-built perimeter wall. Gated access to rear garden.

**REAR**

A generous rear garden offering excellent potential. Paved patio area, raised borders, timber perimeter fencing and large laid lawn. Timber shed. Gate providing access to the front.

**TENURE**

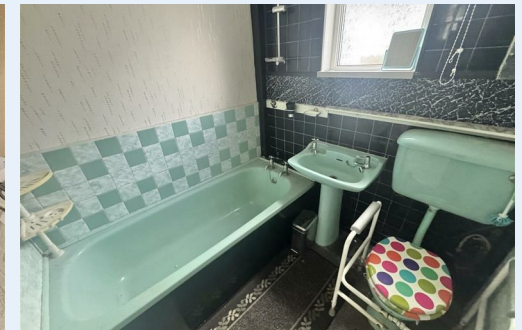
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

BAND E

**Information**

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 658.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



2 BEDROOMS



1 BATHROOMS

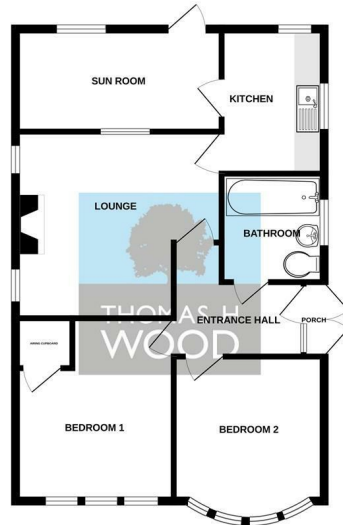


1 RECEPTION ROOMS



ENERGY RATING: D

**GROUND FLOOR**  
61.1 sq.m. (658 sq.ft.) approx.



**2 BEDROOM DETACHED**

**TOTAL FLOOR AREA: 61.1 sq.m. (658 sq.ft.) approx.**  
While every effort has been made to ensure the accuracy of the floor area measurements, measurements of areas, boundaries, levels and any other details are approximate and not intended to be used for any purpose other than general guidance. The actual layout and dimensions shown here are based on the information available to the agent at the time of writing. Measurements are taken to the best of the agent's knowledge and are not intended to be used for any purpose other than general guidance. Measurements are taken to the best of the agent's knowledge and are not intended to be used for any purpose other than general guidance. Measurements are taken to the best of the agent's knowledge and are not intended to be used for any purpose other than general guidance.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**CONTACT**

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