

Heol Y Waun, Whitchurch, Cardiff

£249,950



- Semi Detached House
- Three Bedrooms + Loft Room
- Large Rear Garden

- Large Garage / Workshop
- Gas Central Heating
- Sough After Location

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15 Heol Y Waun, Whitchurch, Cardiff, CF14 1LB

Description

Thomas & Rose are delighted to offer for sale this three bedroom semi detached house in the sought after Whitchurch area of Cardiff. This property is located next to 'the brook' and occupies a good size further features include garage/workshop and loft room.

Hallway

Entered from the side via glazed wooden door. Textured ceiling. Under stairs storage space with cupboard. Radiator. Stairs to first floor. Fitted carpet. Heating thermostat control. Doors to Lounge and Kitchen.

Lounge / Diner 13' 11 max / 11' 11 (min) x 21' 11 L-Shaped (4.245m max / 3.635m min x 6.704m L-Shaped)

Coved textured ceiling. Double glazed window to front aspect. Double panel radiator. Double glazed half bay window to front. Power points. Telephone point. Gas fire with hearth and wooden surround. Serving hatch to Kitchen. Fitted carpet.

Kitchen 21' 11 x 8' 0 max (6.695m x 2.456m)

Textured ceiling. Window to rear. Wooden fitted kitchen with matching wall and base units with contrasting style roll top work surfaces over. Inset acrylic one and a half sink bowl and drainer with mixer tap over. Tiled splash backs. Power points. Gas cooker point. Space and plumbing for automatic washing machine. Space and plumbing for dishwasher. Space for tumble dryer. Breakfast bar area. Obscured glazed window. Door to rear garden.

First Floor Landing

Coved textured ceiling. Obscured glazed window. Fitted carpet. Doors to bathroom and each bedroom. Stairs to loft room.

Cloakroom

Textured ceiling. Close coupled WC. Obscured glazed window. Fitted carpet.



Bedroom One 13' 10 x 8' 2 (4.230m x 2.509m) measured to wardrobe doors

Textured ceiling. Double glazed window to front. Radiator. Power points. Fitted wardrobes. Fitted carpet.

Bedroom Two 11' 11 x 9' 10 max (3.636m x 3.008m max)

Coved textured ceiling. Double glazed half bay window to front. Radiator. Power points. Fitted wardrobes. Fitted carpet.

Bedroom Three 10' 2 x 8' 1 (3.113m x 2.484m)

Coved textured ceiling. Window to rear. Radiator. Built out wardrobes. Power points. Fitted carpet.

Bathroom

Vanity wash hand basin. Low level wc with concealed cistern. Corner bath with mains shower over. Tiled splash backs. Radiator. Obscured glazed window. Fitted carpet.

Loft Room 13' 9 x 9' 1 (4.206m x 2.784m)

Stairs to second floor. Sky light window to side. Eaves storage cupboards. Textured and papered ceiling. Sky light window to rear. Built in wardrobes. Power points. Fitted carpet. Please note this room is **NOT** a bedroom.

Outside Rear

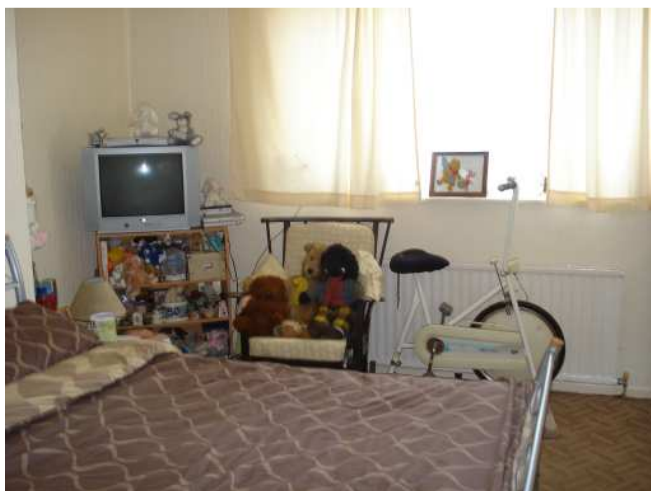
Large rear garden mainly laid to lawn enclosed by fencing and planted borders. Wooden shed and aviary. Access to garage/workshop. Gated access to front.

Outside Front

Mainly laid to lawn with planted border and garden wall. Open driveway leading to the garage. Gated entrance to rear garden.

Garage / Workshop

Up and over vehicular door entrance. Door to rear garden. Power and light.



IMPORTANT NOTICE:

These particulars have been prepared in good faith to give a fair view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements, aspects or distances referred to are given as a **GUIDE ONLY** and are **NOT** precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where any references made to planning permission or potential uses such as information is given in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

Descriptions of the property are subjective and are used in good faith as an option and **NOT** as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.

No Home Information Pack is available for this property. Call Thomas & Rose on 02920 628968/9 for viewings.



Photographs on this page ; Bedroom Three, Bedroom One, Rear Garden (Top left to right), Driveway to front, Rear View of Garage, Located Next to the Brook (Bottom left to right).