

College Road

Whitchurch, Cardiff CF14 2NZ

- Semi-detached
- Three bedrooms
- Enclosed rear garden
- Detached garage
- Driveway for off road parking
- EPC - D

Offers in excess of £250,000

www.hern-crabtree.co.uk



This three bedroom semi-detached home is located in the highly sought after village of Whitchurch, walking distance to all village amenities including: both Primary & Secondary schools, shops, public transport links and the city centre of Cardiff is but 10 minutes away. So this is perfect for families and commuters.

Accommodation comprises of: Entrance, hallway, living room, dining room, kitchen and shower room to the ground floor. To the first floor: Landing, three bedrooms and family bathroom. The property further benefits from an enclosed rear garden with detached garage and rear driveway access with drop Kerb, also a large driveway for off road parking.

Viewings are recommended please call us on 02920 623 115 to enquire.

Entrance

Entered via double glazed PVC door to front aspect with matching obscured glazed windows to either side with lead piping into entrance hall

Hallway

Stairs leading to first floor, radiator, (believed to have tiled flooring under carpet).

Living room 13'4 max into bay x 12'4 max into recess (4.06m max into bay x 3.76m max into recess)

Double glazed bay window to the front, radiator, fireplace with gas fire (has been decommissioned) with a traditional wooden mantelpiece, (believed to have wood parquet flooring under carpet).

Dining room 12'3 max into recess x 11'6 (3.73m max into recess x 3.51m)

Double glazed window to the rear aspect, radiator, fireplace and gas fire (decommissioned) and wood parquet flooring believed to be under carpet.

Kitchen 14'1 x 6'8 (4.29m x 2.03m)

Double glazed windows to both sides and a double glazed obscured door out into the rear garden. Radiator, range of wall and base units, stainless steel sink and drainer, space for an electric cooker.

Shower room 6'6 x 9'3 (1.98m x 2.82m)



Double glazed obscured PVC window to the rear, electric heater, radiator, WC, wash hand basin with tiles splash back, double shower cubicle with electric shower, glass enclosure, partly tiled.

First Floor

Stairs rise up from the entrance hall, wooden hand rail and spindles.

Landing

Electric meters, double glazed stained glass window to the side.

Bedroom One 10'2 x 11'7 max (3.10m x 3.53m max)

Double glazed PVC window to the front, series of custom fitted wardrobes and dresser.

Bedroom Two 11'6 x 11'2 to wardrobe front (3.51m x 3.40m to wardrobe front)

Double glazed PVC window to the rear, radiator, built in wardrobes, one of which houses a concealed Worcester combination boiler (installed 2016)

Bedroom Three 6'11 x 7'6 (2.11m x 2.29m)

Double glazed PVC window to front, radiator and loft access hatch.

Bathroom 5'11 x 5'11 (1.80m x 1.80m)

Suite consisting of bath with electric shower over, glass splash back screen, WC, wash hand basin, partly tiled, heater.

Outside

Front

Enclosed front are with low rise wall, wrought iron gates and key block driveway with open access to the rear garden.

Rear

Enclosed, long rear garden with paved patio area, mainly laid to lawn, detached garage, mature shrubs, trees and flower borders with a double gate offering rear driveway access with drop kerb. Potential for development (subject to planning permissions).

Tenure

We have been advised by the vendor that the property is FREEHOLD.

