

## Heol Booker

Whitchurch, Cardiff CF14 2DG

- Semi-Detached House
- Two Double Bedrooms
- Stylishly Presented
- Open Plan Kitchen Diner
- Lounge with Wood Burner
- Generous Rear Garden
- Open Green Frontage
- EPC - C

Guide price £279,950

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



A stylish two double bedroom semi detached house placed in a sought after area in Whitchurch village.

This transformed & well designed property offers two double bedrooms, a modern bathroom and an open plan kitchen/ dining/ living space. The lounge boasts an inviting wood burning stove for the colder evenings and the generous rear garden is ideal for entertaining.

Within walking distance of the amenities of Whitchurch village including both Whitchurch High school and primary school this property is not to be missed!

### Entrance Hall

Entered via PVC double glazed, obscured panel door to the front. Two double glazed PVC windows, radiator and stairs to the first floor, wood effect flooring.

### Lounge 13' 4' x 11'9' (3.96m 1.22m x 3.58m)

PVC double glazed window to the front, cast Iron wood burning stove with alcove storage to either side. Radiator and door to the dining area. Continuation of wood effect flooring.

### Kitchen / Diner

Dining area has double glazed PVC door with window over leading to the rear garden, further double glazed PVC window to the rear aspect and radiator, storage cupboard, open plan to the kitchen area. Double glazed PVC windows to the rear and side with a PVC double glazed obscured panel door. Kitchen consists of a range of modern wall and base units with wood work tops over, stainless steel sink and drainer with mixer tap. Integrated oven, Integrated four ring gas hob and chimney style extractor fan over. Part tiled walls.

Kitchen approx: 18'0 x 6'1

Dining Ares approx: 15'6 x 8'11

### First Floor

Stairs rise up from entrance hall, landing has PVC double glazed window to the side providing natural light , doors to all rooms and a loft access hatch with pull down ladder.

### Bedroom One 12'4 x 11'1 (3.76m x 3.38m)



PVD double glazed window to the front, storage cupboard and radiator.

### Bedroom Two 11'4 x 9'2 (3.45m x 2.79m)

PVC double glazed window to the rear, radiator.

### Bathroom 7' 1' x 6'3 (2.13m 0.30m x 1.91m)

PVC double glazed obscured window to the rear, bath with plumbed shower over and glass splash back screen, hand wash basin with mixer tap and base vanity unit, WC with high level traditional ceramic cistern, radiator, fully tiled walls.

## Front

Low rise brick wall to front with wrought Iron gates, part laid to lawn, part paved. Path and open grass area in front of the property.

## Rear Garden

Enclosed rear garden with Timber frame fencing, paved patio area, part laid to lawn and a further paved patio seating area to the rear with pergola.

## Tenure

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



