

4 Lon Y Celyn

Whitchurch, Cardiff CF14 7BW

- EPC - TBC
- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen Diner
- Traditional Bay Lounge
- Period Features
- Large Driveway
- Corner Plot

Guide price £350,000

www.hern-crabtree.co.uk



A superb traditional bay fronted semi detached property which must be viewed to be fully appreciated.

Offering a large front garden and a stylish rear garden, double driveway parking and garage / work shop.

This beautiful family home is situated within easy reach of both primary & secondary schools, train stations, shops and leisure facilities and is within easy reach of the M4 & A470.

The accommodation comprises: Porch, hall with wood block flooring, lounge with private aspect to front garden, open plan kitchen / dining room, landing, three good size bedrooms and a modern bathroom.

Entrance

Entered via double glazed French doors to front.

Entrance Hall

Hexagon double glazed window to side. Stairs leading to the first floor. Radiator. Door to under stair cloakroom. Storage cupboard. Refurbished wood parquet flooring.

Cloakroom

Obscure double glazed window to side. Tiled flooring. Tiled splash back. Low level w/c.

Lounge 12'11" max x 14'1" max into bay (3.94m max x 4.29m max into bay)

Double glazed pvc bay window to the front. Radiator. Stone fireplace surround. Radiator. Wood parquet flooring. Fitted shelving into recess. Coved ceiling.

Kitchen/Diner 16'11" max x 19'2" max (5.16m max x 5.84m max)

Double glazed pvc sliding patio doors leading out to a raised patio terrace. Double glazed pvc windows to the side. Kitchen diner with wood parquet flooring. Radiator. Breakfast bar. Kitchen with wall and base units and work tops over. Stainless steel sink and drainer. Four ring Neff gas hob and Neff integrated oven. Extractor hood. Tiled splash backs. Led lighting under wall units and kick boards. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled flooring in kitchen area. Cable t.v point.



FIRST FLOOR

Stairs rising from entrance hall with wooden hand rail and spindles.

Landing

Loft access hatch. Double glazed pvc window to side. Wooden banister and spindles.

Bedroom One 14'2" max into bay x 12'7" max (4.32m max into bay x 3.84m max)

Double glazed pvc bay window to the front. Radiator. Coved ceiling.

Bedroom Two 13' x 9'10" to wardrobe (3.96m x 3.00m to wardrobe)

Double glazed pvc window to the rear. Radiator. Series of fitted wardrobes.

Bedroom Three 6'11" x 8'2" (2.11m x 2.49m)

Double glazed pvc window to the rear. Radiator. Coved ceiling.

Bathroom 6'3" x 7'3" (1.91m x 2.21m)

Obscure double glazed window to the front. P shaped bath with central bath taps and plumbed shower over and glass splash back screen. W/c and vanity wash hand basin. Fully tiled walls and floor. Chrome heated towel rail.

OUTSIDE

Front

Large lawn area with mature hedges and timber frame fencing. Paved patio. Driveway with off street parking for at least two vehicles. Access to garage. Tap. Outside light. Mature shrubs and tree.

Side

Outside power point. Gate leading out to the front.

Rear

Enclosed rear garden with timber frame fencing. Raised paved patio and wooden banister. Secondary patio area. Glass green house. Mature hedges.

Garage

Detached garage

