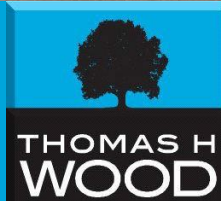




70 Kyle Avenue

Whitchurch, Cardiff, CF14 1SS



Asking Price Of £425,000

4 Bedrooms



PROPERTY DETAILS

Situated in the highly sought after area of Rhiwbina, is this four bedroom, semi detached family home. The current owners have extended the property to the rear, providing a generous sized kitchen/diner and have also constructed a superb master bedroom and stylish ensuite in the roof space. The property is close to all amenities including schools, shops and is within easy reach of the M4 and A470, with good links to Cardiff City centre. The generous sized garden is easily maintained and there is also a glass roofed pergola which is ideal for outside living. The accommodation briefly comprises an entrance halls, sitting room, living room, kitchen/diner, storeroom, three bedrooms and family bathroom to the first floor and master bedroom and ensuite to the attic room. Off road parking for up to two vehicles.

ENTRANCE HALL

Via modern composite front door, double glazed uPVC window to front. Painted walls, picture rail, painted ceiling, glazed ceramic tiled flooring. Single radiator panel with TRV. Phone and alarm points. Understairs storage. Stairs to first floor.

SITTING ROOM

14' 2" x 11' 4" (4.35m x 3.46m) max. Painted walls, picture rail, herringbone pattern parquet floor. Double glazed uPVC windows to front bay. TV point. Single radiator panel with TRV.

LIVING ROOM

12' 9" x 10' 6" (3.89m x 3.2m) max. Papered walls, picture rail, coving, painted ceiling, modern laminated flooring. Mid height shelving too bulls. Double radiator panel with TRV. TV point.



KITCHEN/DINER

17' 6" x 16' 5" (5.33m x 5m) max. White and wood effect units with polished granite work surface. White Belfast sink with Chrome mixer tap. 4 ring induction hob with extraction fan over, double electric oven and integral microwave. Space for American style fridge/freezer. Breakfast bar with space for 4 stools. High level modern radiator panel, double radiator panel with TRV. Tiled walls, painted walls and ceiling, oak flooring, recessed lighting, large uPVC lantern roof. TV point. Triple fold uPVC doors to rear.

UTILITY ROOM

6' 4" x 6' 4" (1.93m x 1.93m) max. Tiled walls and floor. Baxi combi boiler. Space for washing machine, clothes dryer and dishwasher. Fitted shelving to one wall. Door to side.

LANDING

Painted walls and ceiling. Double glazed uPVC window to side. Stairs to attic bedroom.

BEDROOM 1

14'2" x 10'9" (4.35m x 3.25m) max. Painted walls, picture rail, painted ceiling, laminate flooring. Single radiator panel with TRV. Double glazed uPVC window to front Bay. Dimmer switch and TV point.

BEDROOM 2

12'9" x 10'6" (3.94m x 3.23m) max. Painted walls and ceiling, laminate flooring. Double glazed uPVC window to rear. Fitted wardrobes to one wall. Single radiator panel with TRV.

BEDROOM 3

7'7" x 6'1" (2.31m x 1.86m) max. Painted walls, picture rail, painted ceiling, laminate flooring. Fitted open wardrobes to one wall. Double glazed uPVC window to front. Single radiator panel with TRV.

BATHROOM

7'7" x 6'1" (2.31m x 1.86m) max. White suite comprising a pedestal basin with chrome taps, low level WC, bath with chrome mixer tap/shower head. Tiled walls and floor. Double glazed uPVC window to rear. Chrome heated towel rail. Fitted cupboard with stainless steel doors. Extractor fan.

MASTER BEDROOM

24'2" x 11'11" (7.39m x 3.64m) max. Via stairs from first floor. Painted walls and ceiling, recessed lighting, laminate flooring. Double glazed uPVC window to rear. Two radiator panels with TRVs. Fitted wardrobes to one wall. Velux window to front. Dimmer switch.

ENSUITE WET ROOM/SHOWER ROOM

8'5" x 5'8" (2.45m x 1.60m) max. White suite comprising a vanity unit with basin and chrome mixer tap, low level WC, walk in shower area with chrome raindrop shower head. Tiled walls and floor, painted walls and ceiling, recessed lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

FRONT

Paviour driveway with off road parking for up to two vehicles. Low brick wall to perimeter. Timber gate to rear.

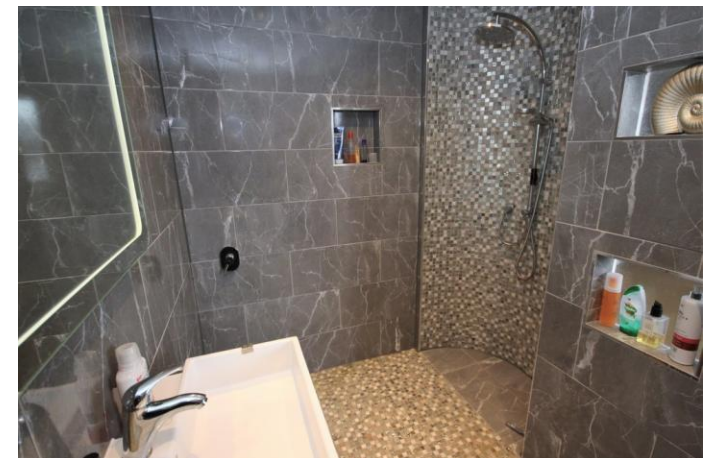
REAR

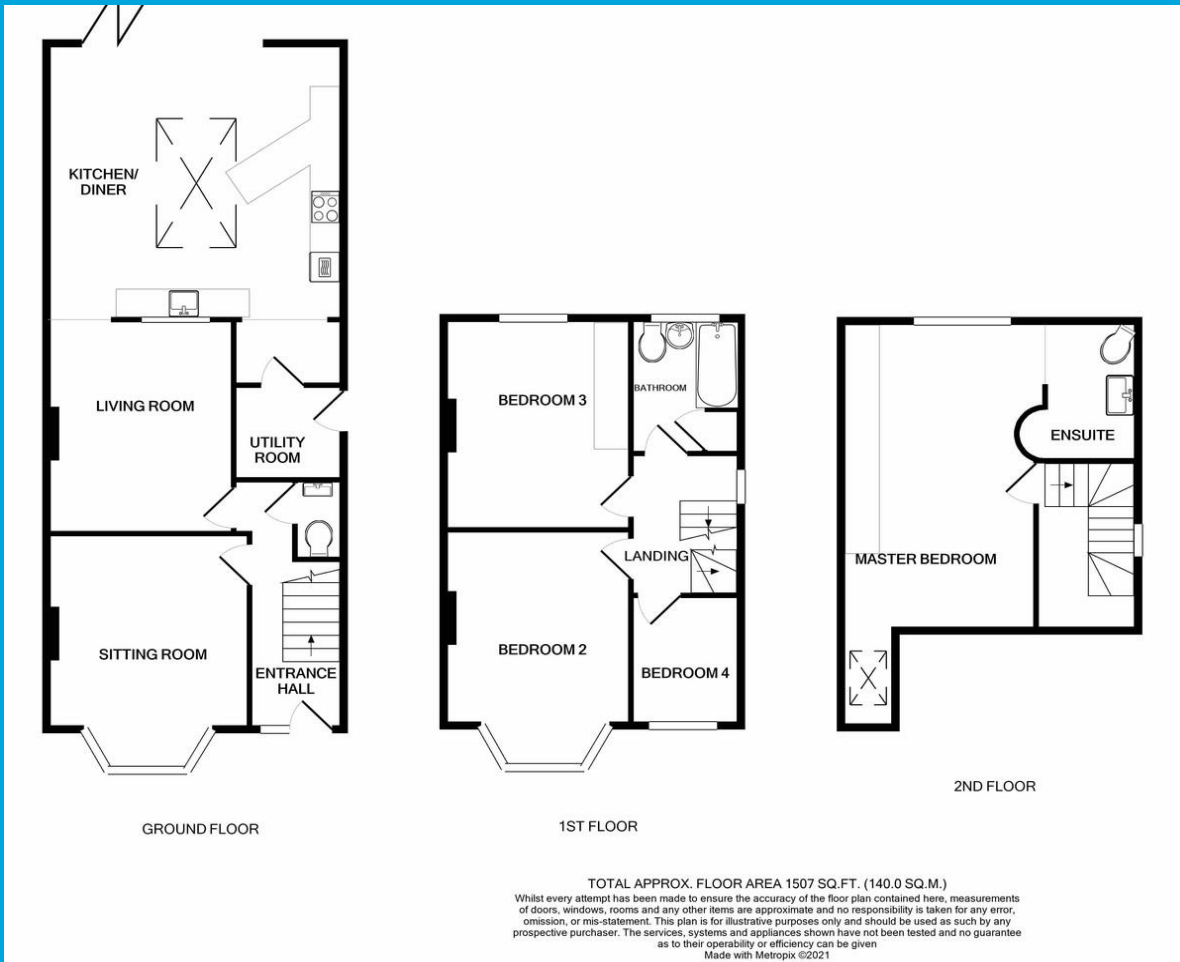
Glazed pergola/outside seating area. Large shed to side of property. Raised seating area. Artificial grass throughout, stable/quarry tiles. Traditional washing line. Timber fencing to perimeter.

TENURE

This property is understood to be Freehold. This will be verified by the purchasers solicitor.

COUNCIL TAX Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

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