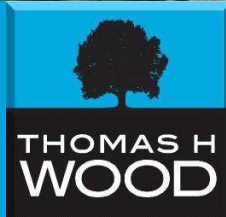




9 Lon-y-celyn

Whitchurch, Cardiff, CF14 7BS



Asking Price Of £318,500

4 Bedrooms



An immaculate and beautifully presented four bedroom family home in the highly sought after village of Whitchurch. The current owners have maintained the property to a high standard and recently converted the loft to create a master bedroom and WC. The property is within walking distance to Whitchurch village and within catchment area of the highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, open plan living and dining room, kitchen and rear porch to the ground floor. To the first floor there are three bedrooms, a family bathroom and staircase to the second floor, where you will find the master bedroom, WC and built in storage. Further benefits include an enclosed rear garden with lawn and patio and lawned front garden. Sold with no onward chain. Viewing highly recommended.

STORM PORCH:

With tiled floor. Leading to:

ENTRANCE HALL:

Entered via composite front door, wood laminate floor, coved ceiling, stairs to the first floor and 2 under stairs storage cupboards. Door to:

LOUNGE:

12' 2" x 9' 10" (3.71m x 3.02m) With wood laminate floor, painted walls, smooth and coved ceiling, feature wall chimney breast and upvc double glazed bay window to the front. Open archway to:

DINING ROOM:

12' 2" x 11' 2" (3.71m x 3.41m) Entered via the living area and the entrance hall with wood laminate floor, painted walls, smooth and coved ceiling, feature wall, chimney breast and upvc double glazed window to the rear. Open arch to:



KITCHEN:

16' 1" x 5' 9" (4.92m x 1.77m) With wood laminate floor and a combination of wall and floor level units, work top over, space for fridge/freezer, space for oven, extractor fan over, space for washing machine, space for dishwasher, 1 1/2 bowl stainless steel sink and drainer, tiled splash back and upvc double glazed window to the rear. Wooden door with inset obscure glass pane to:

REAR PORCH:

With upvc double glazed door to the rear garden.

FIRST FLOOR:**BEDROOM ONE:**

12' 2" x 12' 0" (3.71m x 3.68m) To the front of the property with upvc bay window carpet, chimney breast, painted walls, smooth ceiling, feature wall, radiator with TRV.

BEDROOM TWO:

11' 2" x 8' 2" (3.41m x 2.51m) With fitted carpet, chimney breast, fitted cupboard with Vaillant combination boiler and upvc double glazed window overlooking the rear garden. Radiator with TRV.

BEDROOM THREE:

6' 11" x 6' 1" (2.13m x 1.87m) With fitted carpet and upvc double glazed window to the front. Painted walls, smooth ceiling.

FAMILY BATHROOM

6' 4" x 6' 1" (1.95m x 1.87m) With cushioned floor, partially tiled walls and suite comprising: panelled bath with shower over, pedestal wash hand basin and low level wc. Wall mounted chrome heated towel rail and obscure upvc double glazed window to the rear.

LANDING:

With fitted carpet, doors to bedrooms, stairs to;

MASTER BEDROOM

9' 10" x 15' 6" (3.01m x 4.73m) (max) A generous double bedroom with fitted carpet, Velux windows, painted walls, smooth ceiling, radiator with TRV. Doors to WC and built in wardrobe.

OUTSIDE:**FRONT GARDEN:**

With lawn, shrub borders, wall to the front and wrought iron gate and pathway leading to the storm porch.

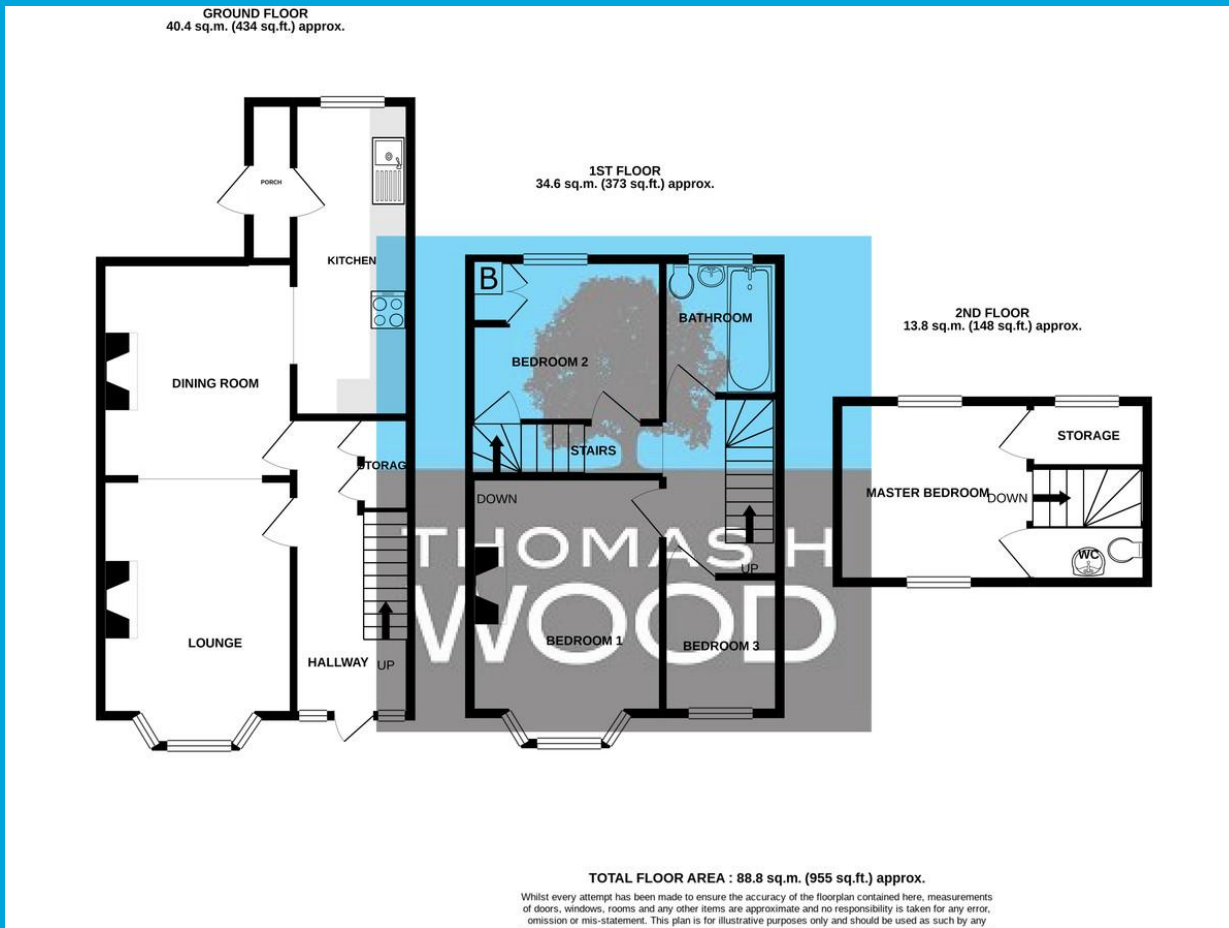
REAR GARDEN:

enclosed by walls and fencing, patio area, lawn, shrub and tree borders and wooden built shed.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitors.

COUNCIL TAX Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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