

13 The Philog

Whitchurch | Cardiff | CF14 1DY

Cottage | Asking Price Of £290,000



mgy.co.uk

3 | 1 | 1 | 1

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

MGY are delighted to offer for sale this charming 3 bedroom extended end terraced cottage in a sought after location close to Whitchurch Village and with excellent transport links. The accommodation comprises of entrance hall, lounge, kitchen/ diner, bathroom and 3 bedrooms to the first floor. Front garden and a lovely enclosed garden to rear. The property is offered for sale with no ongoing chain.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

This charming property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a welsh school.

ENTRANCE HALL

UPVC door to side. Leaded double glazed uPVC window to side. Laminate flooring. Wooden beams to ceiling. Stairs to first floor with Understairs storage cupboard. Cloak cupboard and further storage. Ceiling hatch.

LOUNGE

14' 10" x 12' 1" (4.54m x 3.69m)
Leaded uPVC double glazed door to front. Feature fireplace with inset coal effect fire. Radiator.
Door to hallway.

KITCHEN/ DINER

11' 7" x 11' 4" (3.55m x 3.46m)
Leaded double glazed uPVC window to rear. Obscured double glazed uPVC door to rear. Velux skylight. Coved ceiling and wooden beams. Tiled floor. A range of wooden base and wall units with work surfaces incorporating one and a half sink unit with mixer tap. Built in oven, 4 ring gas hob and extractor over. Integrated washing machine.

BATHROOM

8' 8" x 4' 0" (2.66m x 1.23m)
Obscured double glazed window to rear. Tiled walls. Tile effect vinyl flooring. Panelled bath with hot and cold taps and with electric shower over, vanity enclosed wash hand basin with mixer tap, w.c. Chrome heated towel rail.

FIRST FLOOR

STAIRS & LANDING

Loft hatch. Doors to bedrooms.

BEDROOM ONE

11' 6" x 9' 6" (3.52m x 2.90m)
Leaded double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

13' 0" x 9' 0" (3.98m x 2.75m)
Double glazed uPVC window to rear. Fitted wardrobe, linen cupboard and overhead storage cupboards. Radiator.

BEDROOM THREE

9' 1" x 4' 11" (2.77m x 1.50m)
Leaded double glazed window to rear. Fitted storage. Radiator.

OUTSIDE

Front - Gated access to front garden. Paved path to front and stone chipped area with floral and shrubbery borders.

Side - Side gate to courtyard with door to entrance hall.

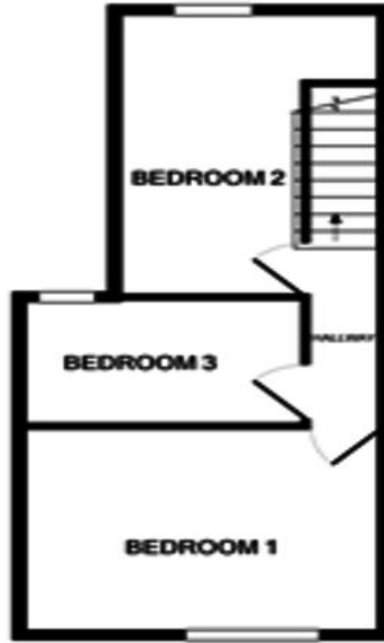
Rear - A lovely enclosed garden mainly paved and with raised borders.



FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



029 2052 9026

114 Caerphilly Road, Cardiff CF14 4QG

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.