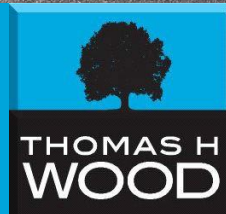




20 Clos Tyclyd

Whitchurch, Cardiff, CF14 2HP



Asking Price Of £465,000

4 Bedrooms



A spacious and an extended four bedroom detached property located on Clos Ty Clyd in Whitchurch. Situated at the end of this quiet cul de sac the property offers modern and versatile living along with a generous rear garden. The property briefly comprises; open plan kitchen/diner with granite worktops, spacious lounge, family room, utility room and shower room to the ground floor. To the first floor there are four good size bedrooms with master bedroom en-suite and family bathroom. Ideally located to the Taff Trail, Glamorganshire canal and the highly regarded primary and secondary schools. Furthermore, the property also enjoys easy access to Junction 32 of M4 motorway and the amenities of Whitchurch village.

ENTRANCE

The property is entered via UPVC door leading to a spacious hallway with doors to all rooms.

LOUNGE

14' 5" x 14' 10" (4.40m x 4.53m) A generous lounge with carpeted floors, painted walls, textured ceiling with coving. UPVC bay window overlooking the quiet cul de sac, gas fire and marble surround, doors to kitchen/diner and radiator panel.



KITCHEN/DINER

9' 5" x 20' 6" (2.88m x 6.27m) A stunning kitchen diner with a range of high gloss wall and base units with granite worksurfaces over. Integrated appliances including fridge and dish washer, electric double oven, Smeg gas hob with chrome extractor over. One and a half bowl inset kitchen sink with mixer tap, breakfast bar with under counter seating. Metro brick tiled splash backs, oak LVT flooring, UPVC window and sliding doors to rear aspect, radiator panel and storage cupboard.

UTILITY ROOM

8' 7" x 7' 6" (2.64m x 2.31m) A valuable space with plumbing for washing machine and tumble dryer. Space for additional fridge freezer. Wall mounted Worcester boiler, oak LVT flooring and UPVC door leading out on to rear garden.

SHOWER ROOM

3' 2" x 4' 4" (0.99m x 1.34m) A fully tiled shower room with the electric shower and spotlights with extractor.

FAMILY ROOM

13' 11" x 7' 2" (4.26m x 2.19m) A versatile space that is currently operating as a family room but would make an ideal office. With carpeted floors, painted walls, smooth ceiling with spotlights, UPVC window to front aspect and radiator panel.

WC

3' 2" x 5' 9" (0.98m x 1.76m) With low level W/C, wash hand basin vanity unit with chrome mixer tap, metro brick tiled splash backs, LVT tiled floor and UPVC window to the front aspect.

LANDING

Loft/attic access and airing cupboard

MASTER BEDROOM

9' 7" x 10' 8" (2.94m x 3.27m) A good size double bedroom with UPVC window to the rear aspect, carpeted floors, painted walls, space for wardrobes, radiator and various power points

EN-SUITE

5' 7" x 6' 11" (1.72m x 2.11m) With tiled floors, partially tiled walls, shower cubicle with electric shower and glazed door, UPVC window to the side aspect, low level w/c and wash hand basin vanity unit.

BEDROOM 2

11' 4" x 11' 11" (3.46m x 3.64m) A comfortable double bedroom, with UPVC window to the front aspect, carpeted floors, painted walls and radiator panel.

BEDROOM 3

7' 7" x 9' 3" (2.33m x 2.84m) A further double bedroom with UPVC window to the front aspect, built in wardrobe, carpeted floors, painted walls and radiator panel.

BEDROOM 4

8' 7" x 6' 2" (2.63m x 1.89m) UPVC Window to the rear aspect, carpeted floor, painted walls and radiator panel.

FAMILY BATHROOM

9' 9" x 6' 5" (2.98m x 1.98m) A modern three piece suite comprising of low level W/C, wash hand basin vanity unit, bath with shower over, heated towel radiator, tiled flooring and UPVC window to the side aspect.

OUTSIDE

FRONT

A generous block paved driveway and laid lawn.

REAR

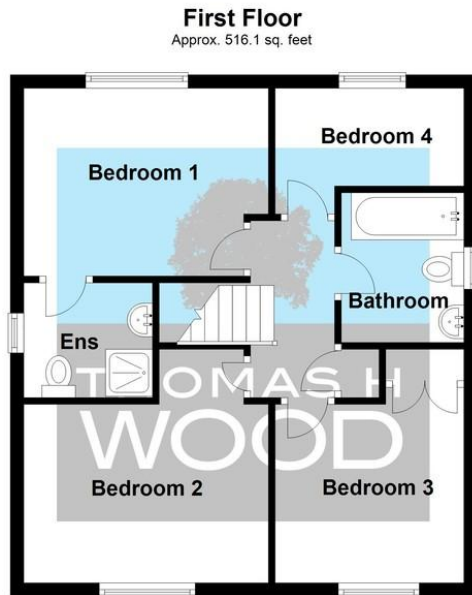
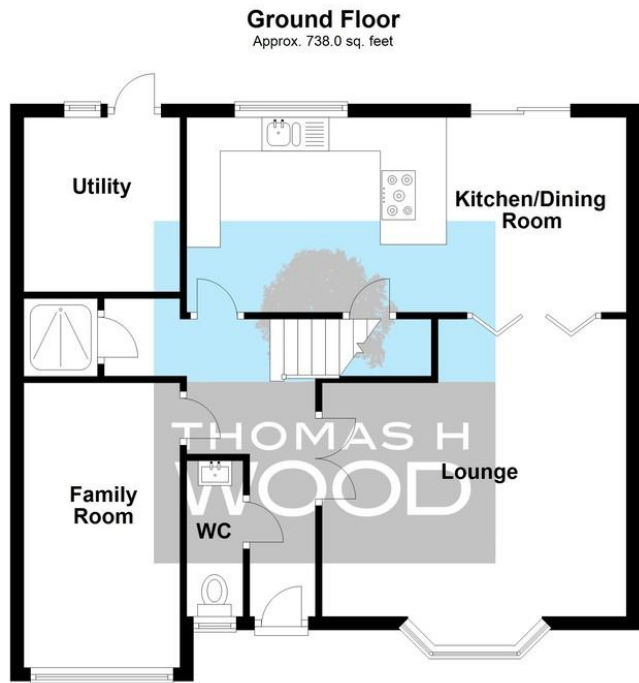
A superb rear garden with laid lawn and patio area and side access via garden gate.

TENURE

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

COUNCIL TAX Band F





Total area: approx. 1254.1 sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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