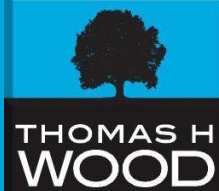




13 Wauntreoda Road

Whitchurch, Cardiff, CF14 1HS



Asking Price Of £315,000

3 Bedrooms



A beautifully presented mid terraced, 3 bedroom bay fronted Victorian property in the heart of Whitchurch. This ideally located family home offers spacious accommodation throughout and benefits from a modern Baxi combination boiler, rebuilt garage, UPVC windows and doors and a fully boarded loft. The accommodation comprises: entrance hall, open plan living and dining room, a modern and generous sized kitchen and an external WC. To the first floor there are two excellent double bedrooms, a generous single bedroom and a family bathroom. Furthermore, the property is ideally located for the excellent transport links into the City Centre and Whitchurch village and close to the highly regarded primary and secondary schools. Viewing is highly recommended to appreciate this lovely home.

ENTRANCE

via partially glazed UPVC front door leading to hallway with original tiled floors, painted walls, textured ceiling, radiator panel, door to the lounge/diner and stairs to 1st floor.

LOUNGE

12' 7" x 11' 1" (3.84m x 3.40m) Overlooking the front aspect of the property with original wood flooring painted walls with picture rail, smooth ceiling with coving, radiator panel, gas fire with marble and wooden surround, UPVC bay window to front.

DINING ROOM

11' 10" x 11' 3" (3.61m x 3.45m) Open plan to lounge with laminate flooring, painted walls, picture rail, smooth ceiling with coving, UPVC window to rear, radiator panel and door to kitchen.



KITCHEN

8' 9" x 14' 7" (2.69m x 4.45m) With a range of wall and base units and oak worktops over. Tiled splashbacks and fully tiled floor. Space and plumbing for washing machine, space for American size fridge freezer and useful under stairs storage cupboard. UPVC window to side aspect, UPVC doors to garden.

BEDROOM ONE

13' 8" x 10' 2" (4.18m x 3.10m) A generous master bedroom overlooking the front aspect of the property. With wooden floors, painted walls, textured ceiling, fitted wardrobes along one side, UPVC windows to front and radiator with TRV.

BEDROOM TWO

9' 1" x 11' 6" (2.77m x 3.53m) overlooking the side aspect of the property with laminate flooring, painted walls, papered ceiling, recessed storage, wall mounted cupboard, wall mounted Baxi combination boiler, radiator panel and UPVC window.

BEDROOM THREE

8' 11" x 11' 8" (2.73m x 3.58m) (max) overlooking the rear aspect of the property with laminate flooring, painted walls, textured ceiling, UPVC window and radiator panel.

FAMILY BATHROOM

4' 11" x 7' 10" (1.52m x 2.40m) Fully tiled walls and matching floor tiles, bath with decorative wood panel, chrome mixer shower with chrome taps, vanity wash handbasin with storage, low-level WC, chrome towel rail and spotlights.

OUTSIDE

With large deck area, brick built perimeters, mature shrubs, plants and trees Outdoor. WC. Garden access to garage.

GARAGE

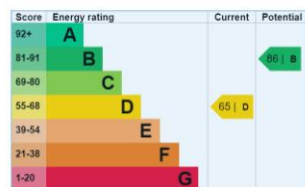
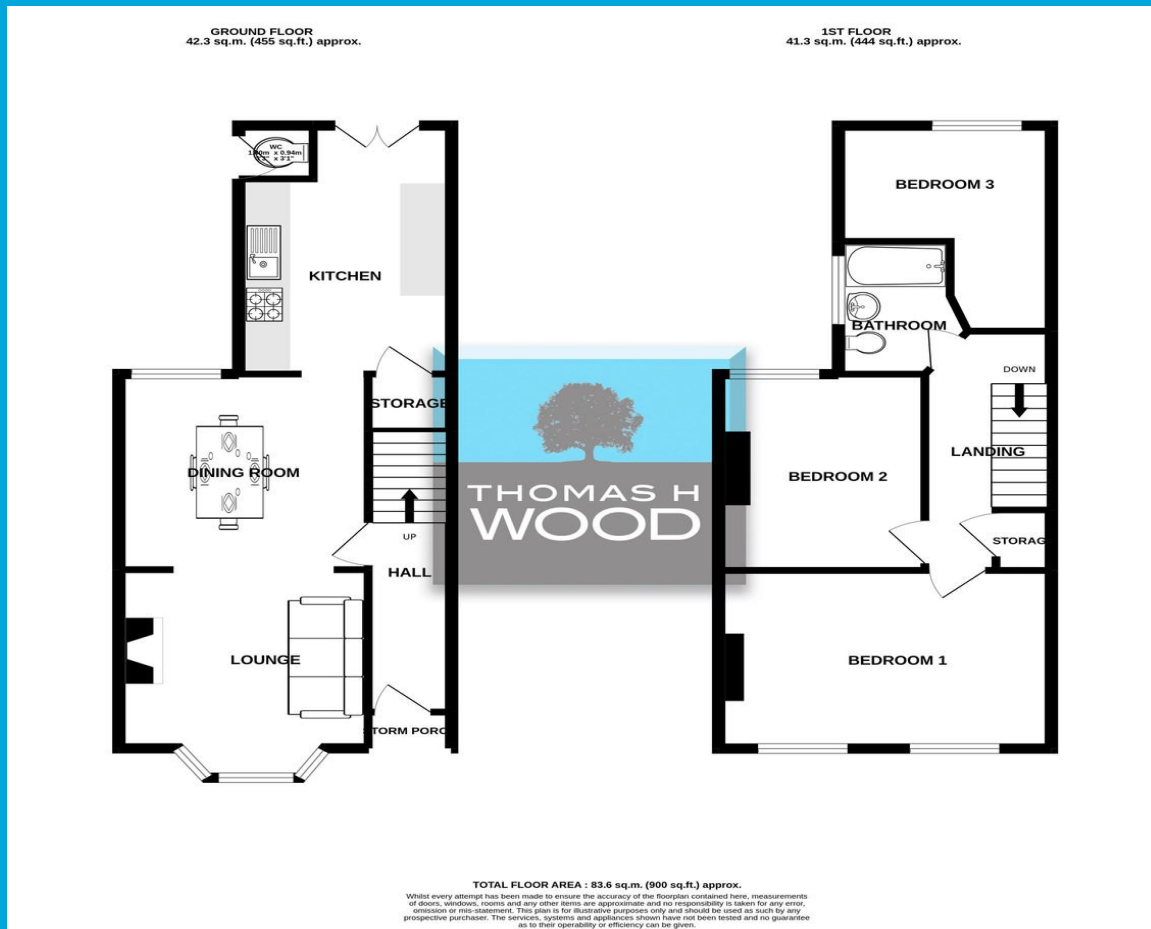
14' 9" x 11' 7" (4.50m x 3.55m) Recently rebuilt garage with painted and concreted floors, power to accommodate additional fridge freezer and tumble dryer. Ample space for storage, tools and bikes. Secure door to garden rear lane. UPVC obscure window

TENURE

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

COUNCIL TAX Band E





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