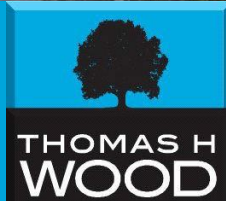




72 Park Avenue

Whitchurch, Cardiff, CF14 7AN



Asking Price Of £300,000

2 Bedrooms



A delightful two bedroom, semi detached bungalow situated in the popular cul de sac of Park Avenue in Whitchurch. Very conveniently located and within a couple of minutes walk to Whitchurch village and a short drive to the M4 and A470 motorways. The property benefits from a new Worcester combination boiler, kitchen and renewed sunroom roof, glass windows and door. Modest updating is required. There is a generous south facing rear garden and single brick-built garage. Sold with no onward chain.

ENTRANCE HALL

Via open porch. Double glazed uPVC front door. Painted walls, coving, papered ceiling. Radiator. Access to loft area, light.

SITTING ROOM

13'9" x 12'2" (4.21m x 3.73m) max. Painted walls, coving, papered ceiling. Single glazed window to sunroom. Electric fire and surround. TV point.

KITCHEN

10'1" x 6'5" (3.09m x 1.96m) max. Cream high gloss units with contrasting work surfaces over. Single stainless-steel sink and drainer with chrome mixer tap. Space for fridge/freezer, cooker and washing machine. Double glazed uPVC window to side. Tiled walls, painted walls, coving, painted ceiling, tiled floor. Worcester combination boiler.

SUNROOM

13'2" x 6'10" (4.03m x 2.09m) max. Double glazed uPVC windows and door to rear, glazed roof. Papered walls. Large integral storage cupboard.



BEDROOM 1

12'1" x 10'4" (3.70m x 3.15m) max. Painted walls, coving, papered ceiling. Double glazed uPVC window to front. TV point.

BEDROOM 2

12'7" x 9'10" (3.85m x 3.02m) max. Painted walls, coving, papered ceiling. Double glazed uPVC window to front bay.

SHOWER ROOM

6'9" x 6'3" (2.08m x 1.91m) max. White suite comprising pedestal basin with chrome taps, low level WC, shower with chrome mixer shower with shower seat and handrail. Double glazed uPVC window to side. Tiled walls and floor, papered ceiling.

OUTSIDE

FRONT

Shared driveway with parking space for two (three) cars leading to concrete single garage with up and over door. Decorative gravel. Low brick wall to perimeter. Metal gate to rear.

REAR

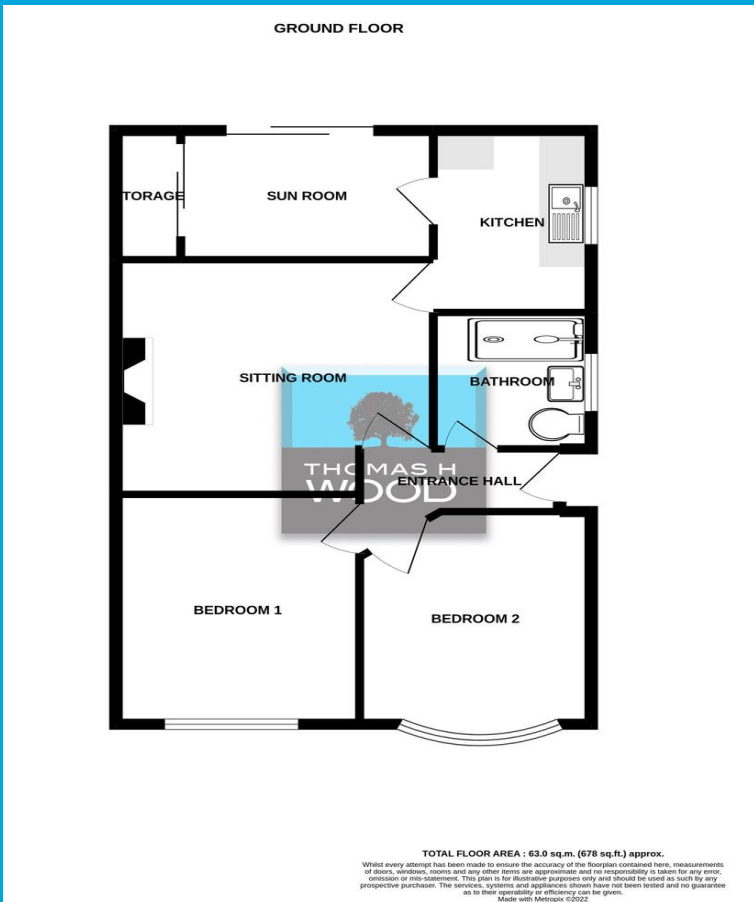
Paved patio area. Laid to lawn. Mature shrubs and trees. Traditional washing line. Timber fencing to perimeter. Brick wall to rear. Nearly new 8' x 6' potting shed.

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		64 B
69-80	C		
55-68	D		
39-54	E	43 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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Sat: 9am - 4pm

