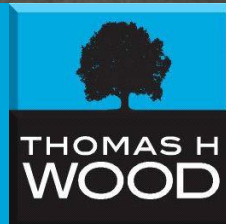




50 Dan-y-graig

Pantmawr, Cardiff, CF14 7HL



Offers In Excess Of £525,000

4 Bedrooms



Thomas H Wood are delighted to bring to market this stunning 4 bedroom detached bungalow situated on Dan Y Graig in Pantmawr. Occupying a quiet and substantial plot, the current owners have maintained the property to a very high standard. The property is beautifully presented throughout and benefits from a generous lounge that overlooks the stunning south, south east gardens and a Wren kitchen that is complimented by Neff integrated appliances and quartz worktops. The property must be viewed to be appreciated the spacious accommodation throughout and the truly delightful rear garden. The property briefly comprises; entrance hallway, spacious lounge, utility room, 3 good size bedrooms, family bathroom and a modern kitchen/diner. To the first floor there is an excellent double bedroom with ample eaves storage, shower room and walk in loft space that houses a modern Worcester boiler.

PORCH

Upvc double glazed entrance door, glazed door leading onto:

ENTRANCE HALL

Spacious entrance hallway with wood flooring and carpeted staircase to the first floor, radiator,

SITTING ROOM

21'1" x 12'11" (6.45m x 3.95m) Truly delightful room which benefits from a southerly aspect and tranquil views over the manicured gardens. Fitted carpet, radiator with TRV, electric fireplace and surround, 'picture' UPVC windows and UPVC doors to the rear patio area.

UTILITY ROOM

10' 0" x 5' 0" (3.07m x 1.54m) A practical space created within the garage and accessed from the lounge.

With space and plumbing for washing machine, tumble dryer and range of base units and tiled flooring.



KITCHEN / DINER

20'0" x 11'0" (6.11m x 3.36m) Beautifully appointed kitchen with a range of wall and base units and contrasting quartz work surfaces over. Integrated appliances to include "Neff" induction hob, with extractor hood over, separate oven and grill, dishwasher and fridge freezer, recess sink unit with mixer taps over. Amtico flooring, ample space for dining table and chairs. UPVC double glazed window and door opening onto the rear gardens.

MASTER BEDROOM

13'9" x 11'9" (4.20m x 3.59m) Spacious double bedroom with carpeted floors, fitted wardrobes with matching chest of drawers, radiator with TRV. Partially glazed door, painted walls, smooth ceiling with smoke alarm. UPVC window overlooking the front aspect of the property.

BEDROOM TWO

10'11" x 10'9" (3.33m x 3.30m) Further double bedroom with partially glazed door, painted and papered walls, carpeted floors, radiator with TRV, fitted wardrobes,

BEDROOM THREE

10'7" x 6'11" (3.25m x 2.13m) Flexible space that was designed as a bedroom but is currently used as an office. With carpeted floors, radiator with TRV, UPVC window overlooking the side aspect of the property.

FAMILY BATHROOM (GROUND FLOOR)

9'0" x 6'0" (2.76m x 1.83m) Modern four piece bathroom suite with contrasting contemporary tiles. The suite comprises a corner shower cubicle, bathtub, low level WC wash hand basin with vanity sink and storage. Ladder radiator, UPVC window overlooking the side aspect of the property.

LANDING

Carpeted carpet, Velux window, storage cupboard.

BEDROOM FOUR

13'3" x 11'2" (4.05m x 3.41m) Carpeted floors, two double glazed Velux windows, spot lights, ample storage in the eaves, radiator with TRV.

SHOWER ROOM

10'7" x 5'1" (3.24m x 1.56m) Comprising shower cubicle, pedestal wash hand basin, low level WC, Amtico flooring, double glazed Velux window overlooking the rear aspect.

FRONT GARDEN

Immaculately presented front garden, block paved driveway to the front, mature plants, trees and shrubs. Ample parking, immaculate garage with built in storage. Wiring EV charging point.

REAR GARDEN

A real gem of a rear garden! The current owner has maintained the grounds to a very high standard. The garden enjoys a sunny aspect and can be accessed via the lounge and kitchen. There is an abundance mature trees and shrubbery and well-manicured lawn. There is also a summer house within the garden which currently operates as a bar but has potential to be converted into a garden office. Furthermore, there is a shed to the rear of the garden.

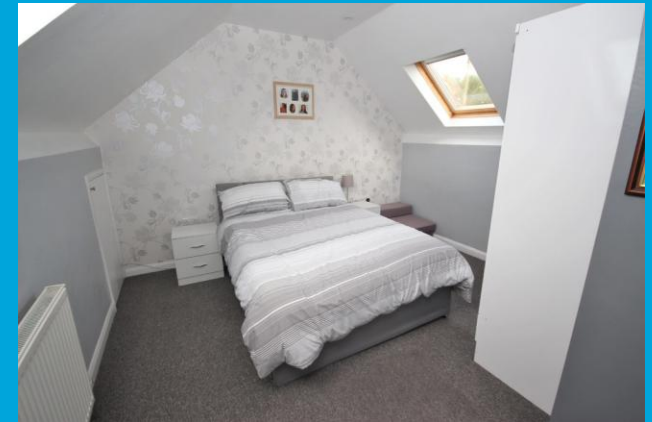
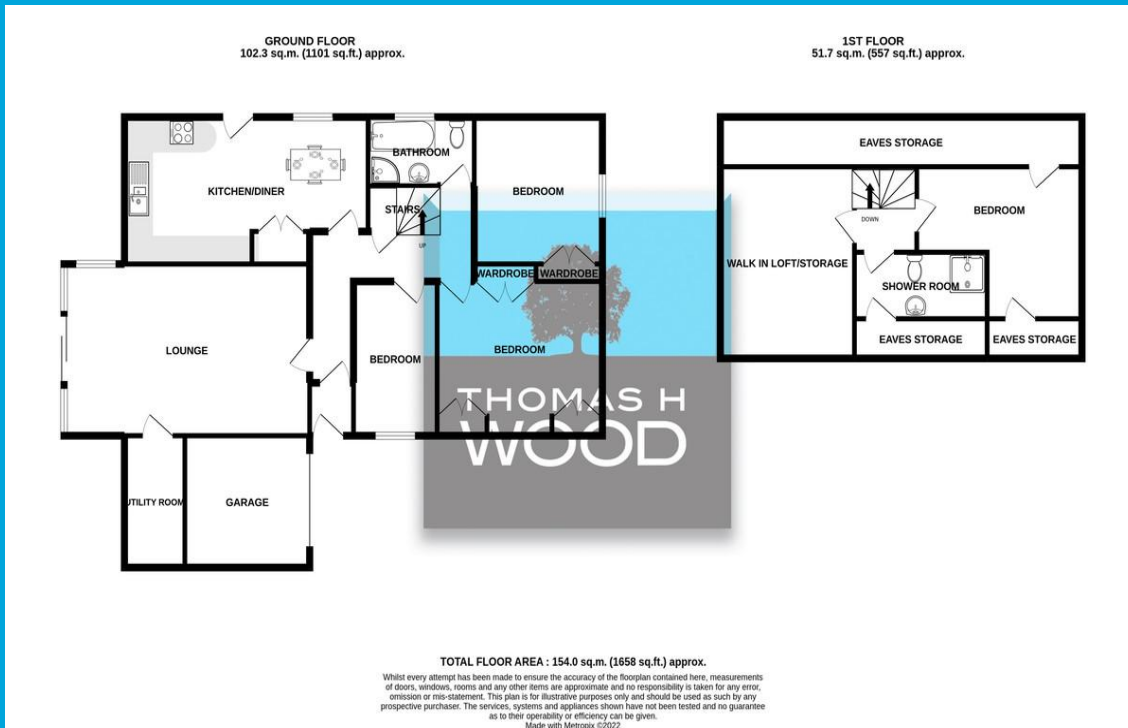
TENURE

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

COUNCIL TAX

Band F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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

14 Park Road, Whitchurch, Cardiff,
CF14 7BQ

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

Mon-Fri: 9am - 5pm
Sat: 9am - 4pm

