

# 5 Heol Chappell,

## Whitchurch, Cardiff, CF14 2DA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£263,000**



Mid Terraced House



# Property Description

**\*\*Ideal for first time buyers\*\* OR Great investment property with high rental return \*\***

Spacious two bedroom mid terrace property with large garage plus rear driveway for two cars. The home sits itself within walking distance to Whitchurch village offering a range of shops and cafe's, along with a number of regular public transport links. Offering light and modern living accommodation the property briefly comprises; entrance hallway, lounge, kitchen and rear porch to the ground floor. To the first floor you will find two double bedrooms plus a family bathroom complete with three piece bathroom suite.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 658 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## PROPERTY DESCRIPTION

**\*\*Ideal for first time buyers\*\* OR Great investment property with high rental return \*\***

Spacious two-bedroom mid terrace property with large garage plus rear driveway for two cars. The home sits itself within walking distance to Whitchurch village offering a range of shops and cafes, along with a number of regular public transport links. Offering light and modern living accommodation the property briefly comprises; entrance hallway, lounge, kitchen and rear porch to the ground floor. To the first floor you will find two double bedrooms plus a family bathroom complete with three-piece bathroom suite. To the front of the property, you will find a front garden with a pathway leading to the front door and a range of shrubbery and trees providing privacy. The rear garden is enclosed offering a great space for entertaining with a decked area and the remainder laid to lawn.

## LOCATION

Whitchurch is a sought-after area and offers a range shops, cafés and restaurants for residents to enjoy. There are a number of highly regarded primary and secondary schools, plus a range of public transport links making the village and surrounding areas easily accessible. For commuters there are also great road links leading to the M4 corridor. Just a short walk from the home you will find the Taff's Trail which offers a beautiful walk through the secret garden, along the river and into the city center.

## 5 Heol Chappell,

Whitchurch, Cardiff, CF14 2DA

### ENTRANCE HALL

Enter into hallway. Staircase leading to first floor. Door leading to lounge.

### LOUNGE

12' 9" x 12' 3"max (3.91m x 3.73m)  
Feature electric fireplace and surround. UPVC double glazed bay window to front. Door leading to kitchen. Wall mounted radiator.

### KITCHEN

7' 4" x 15' 5" (2.24m x 4.70m)  
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Integrated double oven, gas hob with stainless steel extractor fan over. Part tiled walls. Integral fridge/freezer, washer/dryer and slim line dishwasher. Under stairs storage with bespoke wooden wine rack plus additional storage. Wall mounted radiator. UPVC double glazed window to rear. Door leading to rear porch.

### REAR PORCH

6' 9" x 4' 1" (2.08m x 1.25m)  
Storage area. UPVC double glazed window to side. UPVC double glazed door to side leading to rear garden.

### LANDING

Access to both bedrooms and bathroom. Loft hatch providing additional storage.

### BEDROOM ONE

15' 5"max x 9' 11" (4.71m x 3.04m)  
Wall mounted radiator. UPVC double glazed window to front X2.

### BEDROOM TWO

10' 2" x 9' 4" (3.12m x 2.85m)  
Single storage cupboard housing combi boiler. Wall mounted radiator. UPVC double glazed window to rear.

### BATHROOM

Fitted with a three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Wall mounted radiator. UPVC double glazed obscure window to rear.

### OUTSIDE

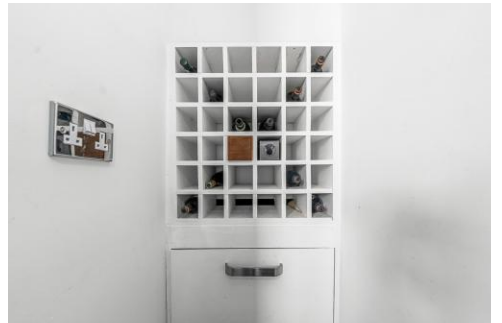
Front - Spacious front garden offering a combination of plants, trees and shrubbery with a paved pathway leading to front door.

Rear - An enclosed split level garden offering decking ideal for outdoor entertaining with the remainder laid to lawn. Along the perimeter of the garden you will find a boarder of plants and shrubs. A patio area can also be found to the rear of the garden ideal for table and chairs.

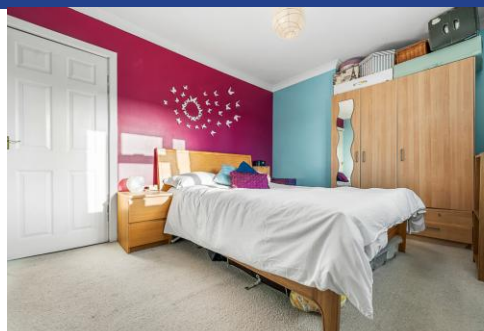
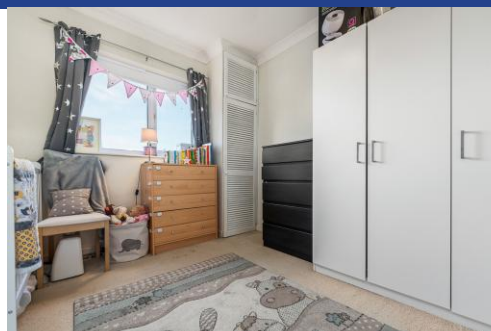
### GARAGE

Single detached garage to rear ideal for storage with gated access to rear driveway providing tandem parking for two cars.

5 Heol Chappell,  
Whitchurch, Cardiff, CF14 2DA



5 Heol Chappell,  
Whitchurch, Cardiff, CF14 2DA



# 5 Heol Chappell, Whitchurch, Cardiff, CF14 2DA

GROUND FLOOR

1ST FLOOR



Whitchurch 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



[mggy.co.uk](http://mggy.co.uk)

**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 nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.