

104 Silver Birch Close, Whitchurch, Cardiff, CF14 1EP



Estate Agents and
Chartered Surveyors

Guide Price

£280,000



Semi-Detached House

2

1

1

1

Property Description

Very well presented with two double bedrooms, single garage and driveway parking for two cars. Positioned in a quiet cul de sac this two bedroom semi property THE PERFECT STARTER HOME. Within walking distance to Whitchurch village and also with great road links leading in and around Cardiff.

Tenure Freehold

Council Tax Band D

Floor Area Approx 688 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is close to the local amenities of Birchgrove and Whitchurch Village, with nearby links to the A48, A470 and the M4 motorway. The University Hospital of Wales is also within close proximity. The property is within School catchment for Birchgrove Primary and Whitchurch High Schools.

HALL

Enter into hallway with door leading to lounge. Smooth walls with textured ceiling and central light pendant. Carpeted floors.

LOUNGE

14' 5" x 12' 7" (4.41 max x 3.86m)

Open lounge with gas fire place mounted to the chimney breast. Upvc double glazed window to front. Staircase leading to first floor. Smooth wall with textured ceilings, central light pendant and laminate flooring. UPVC double glazed window to front.

KITCHEN

12' 7" x 8' 7" (3.85m x 2.62m)

Fitted with a range of base and eye level units with worktops over. Built in oven, gas hob with cooker hood over. Inset sink unit plus drainer. Space for washing mashing and free standing fridge/freezer. Under stairs storage cupboard. Smooth walls with textured ceilings and spot lighting and tiled flooring to finish. Upvc double glazed French's doors leading to rear garden.

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LANDING

Access to both bedrooms and family bathroom. Loft hatch provide access to loft area with lighting. Smooth walls with texture ceiling and central light pendant with carpeted flooring.

BEDROOM ONE

12' 5" x 8' 8" (3.81m x 2.65m)

Upvc double glazed window to rear. Smooth walls, textured ceiling with central light pendant and carpeted flooring.

BEDROOM TWO

12' 7" x 8' 5" (3.86m x 2.59m)

Upvc double glazed window to front. Smooth walls with textured ceiling and central light pendant with laminate flooring.

BATHROOM

Fitted with a traditional three piece comprising bath with electric shower over, WC and vanity washing hand basin with storage. Tiled floors and walls with smooth ceilings and spot lighting. Upvc double glazed window to side. Storage cupboard provide storage over the stairs housing hot water tank.

OUTSIDE FRONT

Driveway to front providing parking for two cars leading to garage. Pathway leading to front door with a front garden laid to lawn.

OUTSIDE REAR

Enclosed tiered garden mostly paved with flower bedrooms complete with a range of plants, trees and shrubbery with a part fencing and stone wall surround.

GARAGE

Boiler wall mounted to external wall. The garage provides a great storage area with power sockets and lighting with a standard up and over garage door. Additional rear door provide access into the rear garden. Additional loft storage fitted.

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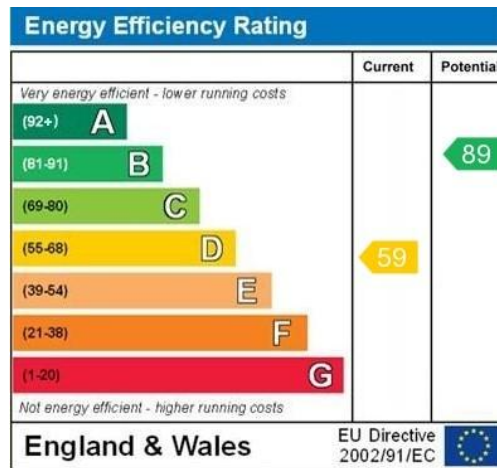
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