

# 45 Heol Chappell,

Whitchurch, Cardiff, CF14 2DB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



**Semi-Detached House**

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# Property Description

Positioned set back away from the road with off road parking to front for two cars this semi detached home is a must see. The property offers ample space for a growing family offering three reception rooms, kitchen, utility room, cloakroom, and learn to all to the ground floor. To the first floor you will find three spacious bedrooms and the family bathroom complete with three piece bathroom suite. Finally to the second floor you will find the loft bedroom complete with storage and skylight.

Outside the home offers a larger than average rear garden offering a combination of paving with the remainder laid to lawn. A detached garage can be found to the rear complete with power and electric heating with sliding garage door.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,367 sq ft**

**Viewing Arrangements**  
**Strictly by appointment**

## 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 Trail which offers a beautiful walk through the secret garden, along the river and into the city centre.

## ENTRANCE HALL

Enter into hallway. Staircase leading to first floor with under stair storage. Textured walls and ceilings with central light pendant and carpeted. Access to lounge, sitting room and kitchen.

## LOUNGE

12' 4" maximum x 9' 8" (3.76m x 2.96m)  
Smooth walls and textured ceilings with central light pendant and laminate flooring. Upvc double glazed window to front.

## SITTING ROOM

14' 9" x 9' 11" (4.51m x 3.03m)  
Feature fire place and surround. Textured walls and

ceilings with with central light pendant with laminate flooring. Upvc double glazed sliding doors leading to conservatory.

## CONSERVATORY

9' 4" x 17' 6" (2.86m x 5.35m)  
Smooth wall with tiled flooring and upvc double glazed surround. Upvc double glazed French doors to side leading to rear garden.

## KITCHEN

11' 1" x 7' 3" (3.40m x 2.22m)  
Fitted with a range of base and eye level units with contrasting worktops over. Inset stainless steel sink unit. Free standing cooker and hob. Space for under counter fridge/freezer and dish washer. Built in breakfast bar with seating for two. Tiled floors with smooth ceiling and two light pendants. Upvc double doors leading to conservatory and lean to.

## UTILITY ROOM

8' 9" x 5' 1" (2.68m x 1.57m)  
Fitted base units with worktops over incorporating stainless steel sink unit plus drainer. Space for washing machine, chest freezer and tumble dryer. Shelving to finish for additional storage. Upvc double glazed obscure window to rear.

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## CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Smooth walls and ceilings with central light pendant and tiled flooring.

## LEAN TO

26' 0" x 8' 4" (7.94m x 2.56m)  
Complete with central heating with UUPVC double glazed door leading to front and rear. UPVC double glazed window to front. Smooth walls and ceiling with spot lighting and concrete flooring. Door leading to utility room and cloakroom.

## LANDING

Access to all first floor rooms and loft rooms. Upvc double glazed window to side. Textured walls and ceilings with central light pendant

## BEDROOM ONE

11' 3" x 12' 11" (3.45m x 3.94m)  
Textured walls and ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

## BEDROOM TWO

11' 6" x 10' 2" (3.53m x 3.12m)  
Textured walls and ceiling with central light pendant and carpeted flooring. Built in hanging rail with over head storage. Upvc double glazed window to front.

## BEDROOM THREE

8' 7" x 8' 7" (2.64m x 2.62m)  
Textured walls and ceiling with central light pendant and carpeted flooring. Built in storage cupboard over the stairs. Upvc double glazed window to front.

## BATHROOM

Fitted with a traditional three piece bathroom Suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls with Vynel flooring and smooth ceilings with central light pendant. Upvc double glazed obscure window to side. Built in storage cupboard housing combi boiler with additional shelving for storage.

## LOFT ROOM

12' 1" x 12' 11" (3.69m x 3.94m)  
Smooth walls and ceilings with spot lighting with carpeted flooring. Double glazed large skylight window to front. Built in storage in the eaves.

## GARAGE

23' 5" x 7' 11" (7.14m x 2.42m)  
Large garage complete with lighting with a sliding door for access.

## OUTSIDE

Front garden - Block paved driveway to front with parking for two plus cars with the remainder of the garden laid to lawn.

Rear garden - Mostly laid to lawn with a paved patio area idea for outside entertaining with fence surround.

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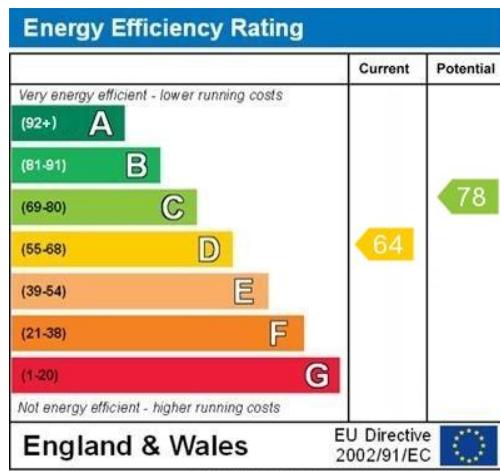
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