

66 Lon-Y-Celyn,

Whitchurch, Cardiff, CF14 7BJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£275,000



Mid Terraced House

3

1

1

2

Property Description

A perfect starter home - this spacious three bedroom mid terrace property offer plenty of living accommodation, modern kitchen and three generously sized bedrooms. The property offers a light and airy hallway with two reception rooms to the ground floor with a modern kitchen which has been newly renovated. To the first floor you will find three spacious bedrooms and a family bathroom complete with three piece bathroom suite.

Outside to the front of the home you will find off road parking for one car with a front garden laid with slate chippings. Said access leading to the side gully offers rear access to the garden which offers a combination of paving and a garden laid to lawn.

Tenure Freehold

Council Tax Band D

Floor Area Approx 968 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 in the village. 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.

ENTRANCE HALL

Enter via box Upvc double glazed front door into hallway. Staircase leading to first floor. Door leading to lounge and kitchen. Cupboard under the stairs provides additional storage. Smooth walls and ceiling, central light pendant and laminate flooring.

LOUNGE

10' 9" x 10' 6" (3.30m x 3.22m)
Smooth walls with textured ceiling and a central light pendant, with laminate flooring to finish. Upvc double glazed window to front.

DINING ROOM

11' 1" x 12' 1" (3.40m x 3.69m)
Smooth walls and ceiling with a central light pendant and laminate flooring to finish. Upvc double glazed French

doors leading onto the rear garden with widows either side.

KITCHEN

11' 5" x 10' 2" (3.49m x 3.11m)
Fitted with a modern range of base and eye level units with worktops over. Built in oven and gas hob. Inset stainless steel sink unit plus drainer. Space for washing machine, tumble dryer and dish washer. Space for under counter fridge and freezer. Partly tiled walls with smooth ceiling and a central light pendant with vinyl flooring to finish. Upvc double glazed window to rear and Upvc double glazed door to rear garden.

LANDING

Smooth walls and ceiling with a central light pendant and carpeted stairs and landing. Doors leading to all first floor rooms. Double storage cupboard providing ideal storage space

BEDROOM ONE

11' 5" x 12' 1" (3.50m x 3.69m)
Smooth walls and ceiling with a central light pendant with laminate flooring to finish. Upvc double glazed window to front.

BEDROOM TWO

11' 7" x 12' 0" (3.54m x 3.67m)
Smooth walls and ceiling with a central light pendant with laminate flooring to finish. Built in storage housing combi boiler. Upvc double glazed window to rear.

BEDROOM THREE

8' 8" x 7' 10" (2.66m x 2.40m)
Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

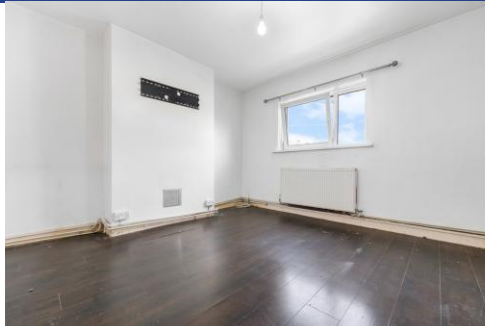
BATHROOM

Fitted with a modern three piece bathroom suite comprising bath, WC and wash hand basin. Tiled walls with smooth ceiling and a central light pendant and vinyl flooring. Upvc double glazed obscure window to rear.

OUTSIDE

Rear - Enclosed large rear garden comprising of paving with a garden laid to lawn and a fence surround. Out building provides additional storage.
Front - Off road parking to the front via a dropped curb and hard stand. Front garden laid with slate chipping and grass verge. Side gate leading to side gully providing side access to the rear garden

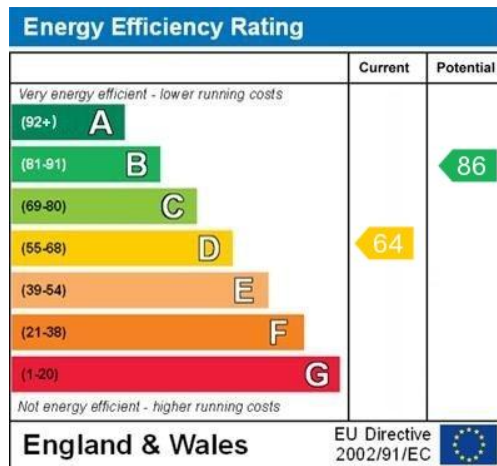
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