

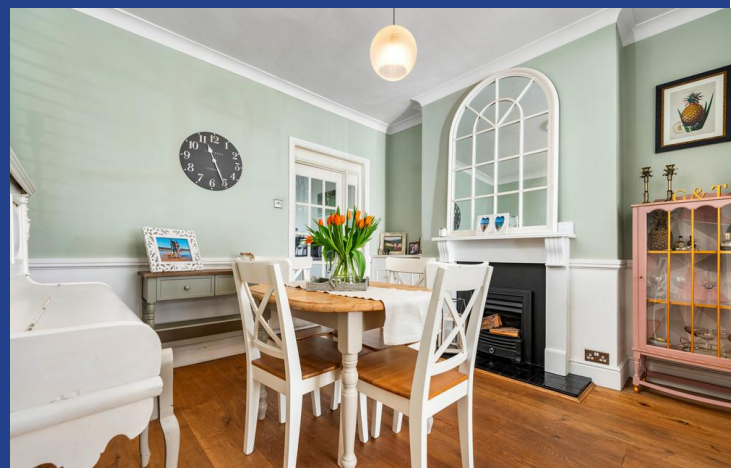
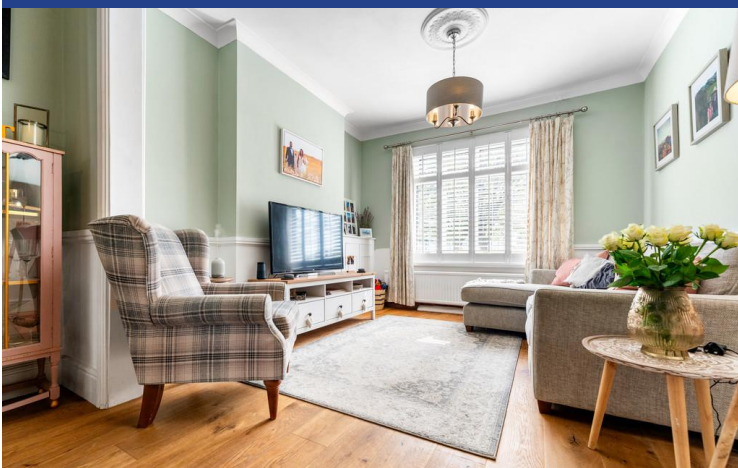
205 College Road,
Whitchurch, Cardiff, CF14 2NT



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£325,000



Mid Terraced House

3 1 2 1

Property Description

This beautifully presented 3 bedroom terraced house is within walking distance of Whitchurch Village. The accommodation comprises entrance hall, lounge opening to dining room, kitchen and a very well appointed bathroom to the ground floor. On the first floor there are 3 bedrooms and a w.c. Low maintenance garden to rear and a good size garage accessed via rear lane. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,291 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

MGY are proud to offer for sale this beautifully presented 3 bedroom terraced house within walking distance of Whitchurch Village. The accommodation comprises entrance hall, lounge opening to dining room, kitchen and a very well appointed bathroom to the ground floor. On the first floor there are 3 bedrooms and a w.c. Low maintenance garden to rear and a good size garage accessed via rear lane. Viewing highly recommended.

LOCATION

This delightful property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a welsh school.

ENTRANCE HALL

Entered via wooden door with inset obscured glazed panels. Original tiled floor. Radiator with decorative cover. Stairs to first floor. Part wood panelled walls.

LOUNGE

10' 10" x 11' 4" into alcove (3.32m x 3.46m)

Double glazed uPVC window to front with fitted shutters. Laminate flooring. Radiator. Cupboard housing gas meter. Dado rail. Opening to:-

DINING ROOM

11' 1" x 11' 11" into alcove (3.38m x 3.64m)
Glazed door to kitchen. Recessed cloak hanging. Laminate flooring. Feature fireplace. Storage cupboard. Dado rail.

KITCHEN

15' 0" x 10' 4" (4.58m x 3.15m)
Double glazed uPVC door to rear garden. Tiled floor. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Space for gas cooker and fridge / freezer. Plumbing and space for washing machine and dishwasher. Part wood panelled walls. Obscured glazed wooden door to rear porch with broom cupboard and radiator. Door to:-

BATHROOM

8' 10" x 8' 9" (2.70m x 2.67m)
Obscured double glazed uPVC window to side. Tiled floor. A stunning suite comprising stand alone bath with gold effect taps, walk in tiled shower

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cubicle with gold effect shower screen, shower attachment and rain head shower, pedestal wash hand basin with mixer tap and w.c. Gold effect heated towel rail. Spotlights.

FIRST FLOOR

STAIRS & LANDING

Part wood panelled walls. Cupboard housing gas combi boiler and with storage space.

W.C

Tiled flooring. W.c. Spotlights.

BEDROOM ONE

14' 2" x 10' 11" (4.34m x 3.34m)

2 double glazed uPVC windows to front. Feature fireplace. 2 sets of fitted wardrobes. Radiator with decorative cover. Cupboard with shelving.

BEDROOM TWO

10' 11" x 9' 2" (3.34m x 2.81m)

Double glazed uPVC window to rear. Laminate flooring. Radiator. Overhead storage cupboards.

BEDROOM THREE

9' 0" x 7' 7" (2.75m x 2.33m)

Obscured double glazed uPVC windows to side. Radiator.

OUTSIDE

REAR- Decked area, outside tap. Artificial grass and stone chipped areas. Door and window to garage accessed via rear lane.

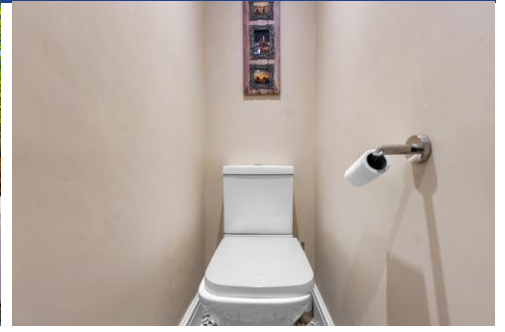
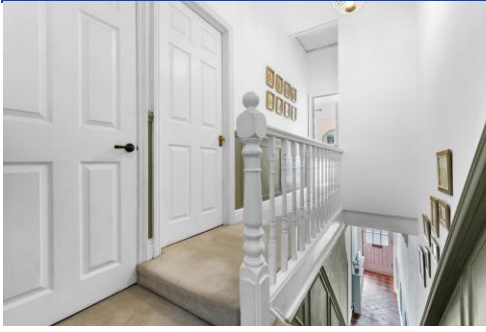
GARAGE 5.85m x 4.55m

Door and window to garden. Up and over door to front. Power and lighting.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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