

136 Silver Birch Close,

Cardiff, CF14 1EL



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Semi-Detached Bungalow

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2

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Property Description

Very well presented move in ready bungalow in Whitchurch within walking distance to Whitchurch Village. The semi detached bungalow offers two double bedrooms with ample space for wardrobes as both rooms have been extended, Immaculate shower room, modern kitchen and spacious living/dining room. Must be seen to be appreciated. (Sold With No Chain)

Tenure Freehold

Council Tax Band E

Floor Area Approx 828 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.

ENTRANCE HALL

Enter into hallway via composite front door. Door to cloakroom and lounge. Double doors provide extra storage. Smooth walls and ceiling with a central light pendant and finished with tiled flooring.

CLOAKROOM

Fitted with a two piece bathroom suite comprising wc and wash hand basin. Smooth walls and ceiling with a central light pendant and finished with tiled flooring. Upvc double glazed obscure window to front

LOUNGE/DINING ROOM

19' 9" x 10' 4 max " (6.02m x 3.15m)
Smooth walls with textured ceiling two central light pendants and finished with laminate flooring. Doors leading to kitchen and inner hall. Feature fireplace and surround. Upvc double glazed

window to front.

KITCHEN

11' 7 max " x 9' 8" (3.53m x 2.95m)
Fitted with a range of base and eye level units with worktops over. Built in double oven, gas hob and cooker hood over. Inset composite one and a half sink unit plus drainer. Integral fridge/freezer, dishwasher, washing machine. Tiled splash back with smooth walls and ceilings, two light pendant finished with tiled flooring. Upvc double glazed window to side and door to rear.

INNER HALL

Smooth walls and ceiling with two light pendants and finished with laminate flooring. Single cupboard provides additional storage.

BEDROOM ONE

20' 6" x 9' 1" (6.25m x 2.77m)
Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed French's doors to rear garden. Opening to walk in wardrobe.

WALK IN WARDROBE

Smooth walls and ceiling with a central light pendant and finished with laminate

flooring. Fitted wardrobes with hanging space and shelving.

BEDROOM TWO

12' 4" x 9' 1" (3.76m x 2.77m)
Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed French's doors leading to rear garden. Free standing wardrobes can remain.

SHOWER ROOM

Fitted with a three piece suite comprising walk in double shower with glass shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and a central light pendant Upvc double glazed obscure window to side.

OUTSIDE

Front - Tandem driveway to the front leading to a single garage. Front garden is laid with slate chipping's and composite decking to ease maintenance and upkeep.

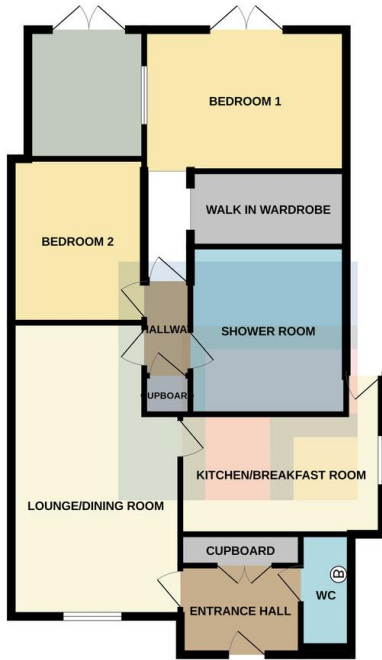
Rear - An enclosed low maintenance garden offering a paved patio area ideal for outside dining with the remainder laid with artificial grass.

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GROUND FLOOR



SILVER BIRCH CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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