

1 Celtic Road, Whitchurch , Cardiff, CF14 1EG



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Semi Detached House

3

1

2

2

Property Description

Tuck away in a quiet cul de sac on a larger than average plot in the heart of Whitchurch this three bedroom property is a MUST SEE. With a large extension to the rear offering modern open plan living and dining room, spacious lounge and a downstairs WC all to the ground floor. To the first floor you will find three bedrooms and spacious family bathroom complete with four piece suite. Plenty of parking to the front via a drive and large private rear garden. Out building ideal for home office, Airbnb or Gym.

Tenure Freehold

Council Tax Band c

Floor Area Approx 1,087 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE PORCH

Enter into porch via upvc double glazed front door. Brick wall surround with tiled flooring. Wooden door leading into hall.

HALLWAY

Smooth walls with textured ceilings. A central light pendant and finished with parquet flooring. Door leading to lounge, dining room and kitchen. Carpeted staircase leading to first floor. Under stair alcove storage ideal for coats and bags.

LOUNGE

11' 10" into alcove x 11' 10" (3.63m x 3.63m) Smooth walls and ceiling with a central light pendant and finished with parquet flooring. Feature fireplace and surround fitted to central chimney breast. Upvc double glazed bay window to front.

DINING ROOM

10' 11" into alcove x 12' 11" (3.34m x 3.94m) Textured walls and ceiling with a central light pendant and finished with laminate flooring. Log burner situated within central chimney breast. Opening to kitchen.

KITCHEN

17' 3" maximum x 19' 7" maximum (5.26m x 5.98m) Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in Stoves cooker with 7 ring gas hob and cooker hood over. Space for washing machine, tumble dryer, dishwasher and American size fridge/freezer. Tiled splash back with tiled flooring, smooth ceilings finished with two central light pendants. Upvc double glazed window to rear x2 plus 3 skylight windows. Upvc double glazed French doors leading to rear garden and door leading to downstairs WC.

WC

Fitted with a two piece suite comprising WC and wash hand basin.

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LANDING

Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Upvc double glazed window to side. Doors leading to all first floor rooms. Loft hatch with pull down ladder provides access to loft storage

BEDROOM ONE

13' 3" into bay x 10' 9" into alcove (4.06m x 3.28m)

Smooth walls and ceiling, a central light pendant finished with carpeted flooring. Upvc double glazed bay window to front.

BEDROOM TWO

13' 0" x 8' 10" to wardrobes (3.97m x 2.70m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Built in fitted wardrobes along internal wall.

BEDROOM THREE

7' 2" x 8' 3" (2.19m x 2.53m)

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

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in double shower with glass shower screen and separate bath, wc and wash hand basin. Tiled walls and flooring with spot lights to ceiling. Upvc double glazed obscure window to rear.

OUTSIDE

Front - A tarmac driveway can be found to the front providing off road parking for three cars with a side garden mostly laid to lawn. Said gate provides access to the rear garden and annex.

Rear - An enclosed garden can be found to the rear situated on a larger corner plot. The rear garden comprising of a paved patio area ideal for outside dining and entertaining with the remainder of the garden laid to lawn with a fence surround.

ANNEX/HOME OFFICE

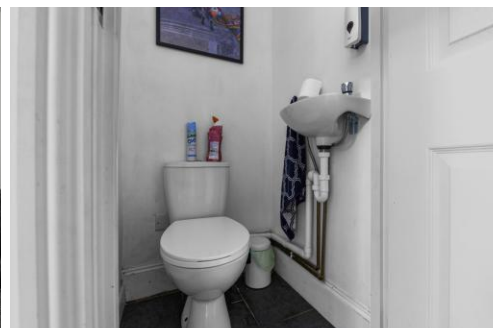
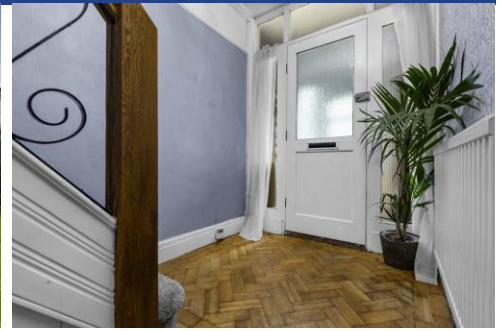
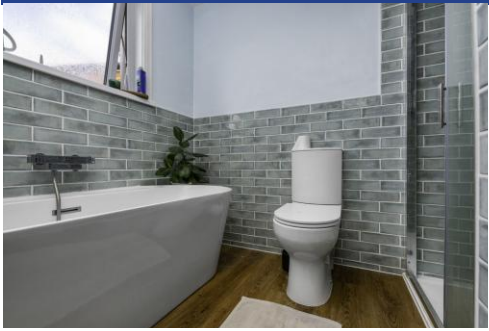
13' 5" x 8' 9" (4.11m x 2.69m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front and upvc double glazed door to rear garden. Door leading to separate wc and wash hand basin. Fully fitted with power sockets and lighting ideal for Airbnb, a home office or gym.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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