

The Philog

Whitchurch | Cardiff | CF14 1DX



Semi-Detached House | £300,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this three bedroom semi detached property in Whitchurch close to schools, Whitchurch village and transport links to the city centre and A470 & M4. The property briefly comprises of hallway, lounge/ sitting room, dining room, kitchen, utility room, three bedrooms and kitchen. The accommodation has double glazing and central heating throughout. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area 1141 Sq. Ft.**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

This property is located a stones throw from 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 PORCH

Steps to porch. Tiled walls and floor. Cupboard housing gas and electric meters.

ENTRANCE HALLWAY

Entered via upvc double glazed door with obscure glazed panel. Further obscure glazed panel to side and over. Textured and coved ceiling. Under stairs storage cupboard with cloak hanging and shelving. Stairs rising to first floor. Central heating radiator.

DINING ROOM

11' 10" into alcove x 14' 9" into bay (3.62m x 4.50m) Upvc double glazed bay window to front.

Textured and coved ceiling.

Parquet flooring. Sliding glazed doors. Central heating radiator.

LOUNGE/SITTING ROOM

20' 7" maximum x 11' 10" into doorway (6.29m x 3.62m) Upvc double glazed window overlooking rear garden. Textured and coved ceiling. Feature wooden fireplace with inset coal effect gas fire. Two central heating radiators.

KITCHEN

Upvc double glazed window to side. Spotlights to ceiling. Range of fitted base and wall units with work surface and tiled splash backs incorporating one and a half stainless steel sink unit. Built in gas hob with extractor fan over. Built in electric oven. Integrated dishwasher. Open to;

UTILITY ROOM

Upvc obscure double glazed window to rear garden. Part tiled walls. Work surface with plumbing for automatic washing machine below. Recess for fridge. Floor standing gas central heating

boiler.

FIRST FLOOR

LANDING AREA -Upvc obscure double glazed window to side. Coved ceiling. Doors to;

BEDROOM ONE

16' 3" x 9' 10" to wardrobe front (4.97m x 3.0m) Upvc double glazed bay window to front. Textured and coved ceiling. Range of fitted wardrobes with inset dressing table with wall mounted mirror over. Central heating radiator.

BEDROOM TWO

12' 5" x 9' 6" (3.81m x 2.92m) Upvc double glazed window to rear. Textured ceiling. Range of fitted wardrobes with hanging, shelving and housing hot water tank. Central heating radiator.

BEDROOM THREE

10' 9" x 6' 6" (3.30m x 2.00m) Upvc double glazed window to front. Textured and coved ceiling. Built in wardrobe with hanging and shelving. Central heating radiator.

BATHROOM

Upvc obscure double glazed window to rear. Access to loft space. Tiled walls. Ceramic tiled floor. Three piece suite comprising of walk in corner shower cubicle, vanity unit with inset wash hand basin and low level wc. Chrome heated towel rail.

OUTSIDE

FRONT - Paved front garden. Driveway leading to garage with up and over door.

REAR - Paved rear garden with raised flower beds with a range of mature shrubs and flowers. Access to side door of garage. Wrought iron gate leading to driveway and garage.



FLOORPLANS



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