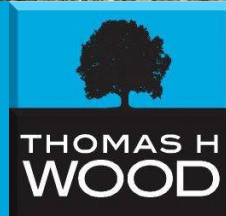




2 Greenfield Avenue

Whitchurch, Cardiff, CF14 1TF



Asking Price Of £289,950

2 Bedrooms





A wonderful opportunity to purchase this extended, two double bedroomed, semi-detached bungalow in Whitchurch. The property has been very well maintained by the current owners and benefits from an extension to the rear creating a generous kitchen/diner. Furthermore, the property has a modern shower room and new combination boiler. Situated in a quiet and well regarded cul de sac with a private, sunny, south facing garden. Close to Rhiwbina and Whitchurch Villages, excellent transport links and the highly regarded local schools. Viewing highly recommended.

#### **ENTRANCE**

Entered via composite double glazed front door with double glazed stained glass window above, tiled flooring, radiator, access to loft space which has a Baxi Duotech combination boiler.

#### **SHOWER ROOM**

7' 9" x 7' 6" (2.36m x 2.29m) Double obscure glazed window to the side, spotlights, sunken shelves for storage, vanity wash hand basin with granite top and mixer tap, WC and double shower cubide with metro tiles. Mixer shower with a raindrop shower head and separate shower head attachment, radiator, tiled flooring.

#### **BEDROOM ONE**

10' 4" x 11' 3" (3.15m x 3.43m) A generous double bedroom with double glazed window to the front, radiator, wood laminate flooring, picture rail.

#### **BEDROOM TWO**

10' 4" max into recess x 13' 3" into Bay (3.15m x 4.06m) A further double bedroom with double glazed bay window to the front, radiator, exposed wood flooring, picture rail.

#### **LOUNGE**

13' 2" x 11' 2" (4.01m x 3.4m) Exposed wood flooring, feature cast iron fireplace with tiled hearth, radiator, storage cupboard, opening to kitchen/diner.



### **KITCHEN/DINER**

20' 10" x 7' 6" (6.35m x 2.29m) A light and bright kitchen diner, overlooking the rear garden. Three Velux skylights windows to the rear, spotlights, double glazed window to the side and rear, cast iron vertical radiator. A selection kitchen of base units with work tops over, space for gas cooker, stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring and barn style composite door leading out to the rear garden.

### **REAR GARDEN**

Enclosed rear garden with timber framed fencing, part decked, part stone paved patio and stone chippings, gate access to the front, outside tap, lights, storage shed to be included.

### **OUTSIDE FRONT**

To the front of the property is an extensive driveway allowing for ample off-road parking and gated pedestrian access to the rear. The property has further scope to extend to the side, subject to planning permission.

### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

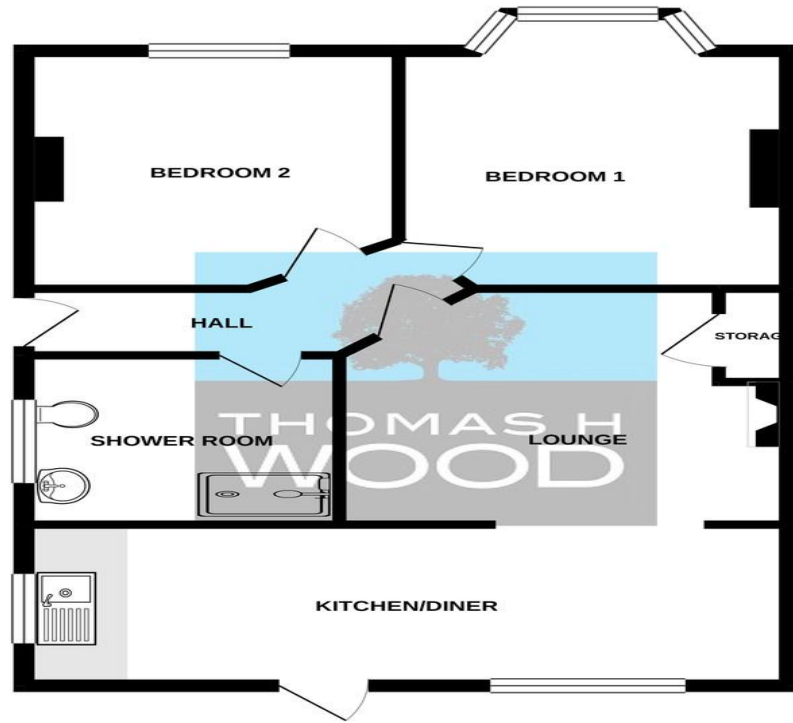
### **COUNCIL TAX**

Band D





**GROUND FLOOR**  
59.9 sq.m. (645 sq.ft.) approx.



**TOTAL FLOOR AREA : 59.9 sq.m. (645 sq.ft.) approx.**

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 have not 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		88   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

