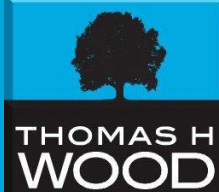




94 Park Avenue

Whitchurch, Cardiff, CF14 7AN



Asking Price Of £375,000

2 Bedrooms



A stylish and extended, two double bedroomed, semi-detached bungalow close to Whitchurch Village. The property has been transformed by the current owners and benefits from a generous extension to the rear to create a beautiful kitchen/diner with bifold doors to the garden. Furthermore, the property has a stunning bathroom, well appointed utility room and new combination boiler. Situated in a quiet and well regarded cul de sac with a large, private garden and garage. Close to Whitchurch and Rhiwbina villages, excellent transport links and the highly regarded local schools. Viewing highly recommended.

Entrance via porch to hallway. Luxury quality vinyl tiles to floor, painted walls, smooth ceiling, doors to bathroom bedrooms and lounge. Room thermostat and access to loft.

BEDROOM ONE

10' 3" x 12' 6" (3.13m x 3.82m) Carpeted floors, painted walls, picture rail, UPVC window to front aspect, radiator with TRV, built-in storage cupboard.

BEDROOM TWO

9' 10" x 9' 1" (3.02m x 2.78m) Carpeted floors, painted walls, picture rail, UPVC bay window, recess space for wardrobes.

BATHROOM

6' 4" x 9' 9" (1.94m x 2.98m) With tiled floors, tiled walls, freestanding bathtub, separate shower with chrome mixer, wall hung basin, low-level WC, mirrored radiator

LOUNGE

13' 9" x 12' 1" (4.21m x 3.69m) With carpeted floors, recess for electric fire, column radiator, painted walls smooth ceiling, opening through to utility room and kitchen/diner.



UTILITY ROOM

6' 4" x 9' 9" (1.94m x 2.98m) With polished tiled floors, radiator with TRV, painted walls, smooth ceiling, space for washing machine, tumble dryer and fridge freezer. New combination boiler window to garden.

KITCHEN/DINER

19' 8" x 16' 10" (6.00m x 5.15m) (Max) A beautiful kitchen/diner with polished tiled floors, ample space for dining table and chairs and workstation. A large central island with solid walnut worktops, deep storage and under counter space for stools. A well appointed kitchen with a good selection of wall and base units. Space for range cooker, extractor fan, integral dishwasher and Belfast sink. UPVC windows to side and rear aspect, roof lantern and bi fold doors to the garden. Chrome sockets with USB charging, vertical radiator and multi functioning lights to ceiling recess.

OUTSIDE

Driveway with parking space for multiple vehicles. Small lawn, mature shrubs and trees. Gate to rear garden and garage.

A generous rear garden with paved patio area, mature shrubs and trees. Access to garage.

TENURE

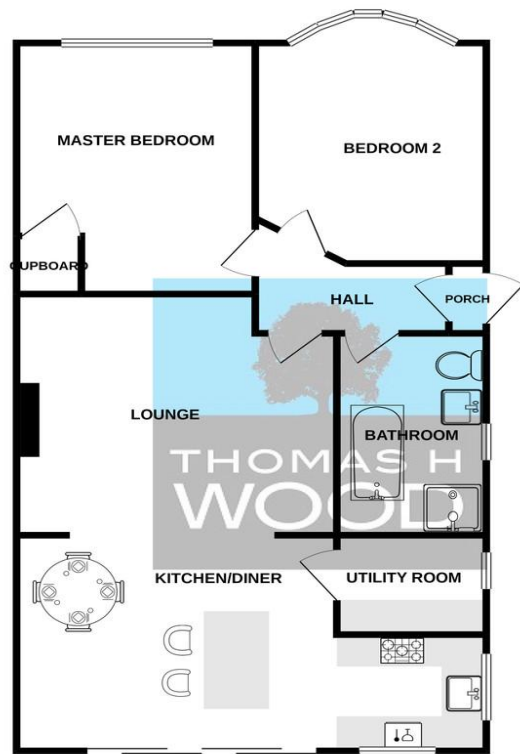
This property is understood to be freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

BAND E

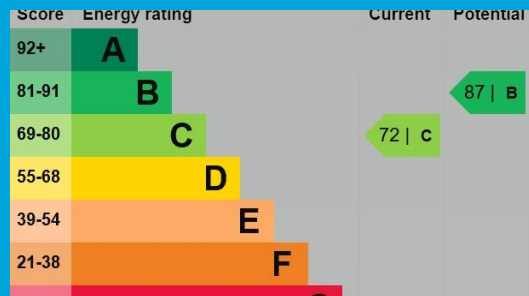


GROUND FLOOR
78.0 sq.m. (840 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 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.
Made with Metreplex ©2020



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



14 Park Road, Whitchurch, Cardiff,
CF14 7BQ

www.thomashwood.co.uk
02920 626252
sales@thomashwood.com

Mon-Fri: 9am - 5pm
Sat: 9am - 4pm

