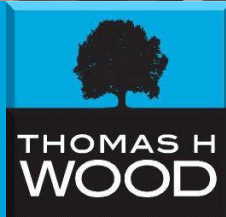




33 Ash Grove

Whitchurch, Cardiff, CF14 1BD



Asking Price Of £349,950

2 Bedrooms



A modern and extended, two double bed roomed, detached bungalow close to Whitchurch Village. The property has been fully refurbished and reconfigured by the current owner and benefits from new electrics and a generous extension to the rear to create a beautiful kitchen/diner/lounge with bifold doors to the garden. The property benefits from an office studio sited at end of the garden which is fully insulated and has power and lighting. Furthermore, the property has a stunning ensuite bathroom, additional shower room, utility room and a wonderful loft room that is currently being used as a bedroom. The property briefly comprises; Entrance to hallway, lobby area, two double bedrooms, two bathrooms, loft room, open plan kitchen, diner, lounge and utility room. Viewing is highly recommended.

ENTRANCE

via composite front door to hallway with laminate flooring, painted walls, smooth ceiling recessed spotlights, radiator and generous storage cupboard.

LOBBY AREA

7' 4" x 7' 4" (2.24m x 2.24m) with laminate flooring, painted walls, radiator with TRV. Space for a desk or wardrobe. Dutch 'stairs to loft room

LOFT ROOM

9' 8" x 37' 7" (2.95m x 11.46m) (max) with carpeted floors, recessed spotlights and exposed brickwork feature wall and rustic beams. A generous and flexible space for a double bed and ample storage space. Velux, tilt and turn window, additional storage into the eaves and cupboard for combination boiler.

MASTER BEDROOM

9' 10" x 13' 1" (3.02m x 3.99m) (max) Laminate flooring, fitted wardrobes, painted walls, smooth ceiling with recessed spotlights, uPVC window to rear aspect, door to ensuite bathroom.



ENSUITE

7' 0" x 10' 4" (2.15m x 3.17m) A generous ensuite bathroom with tiled floors, freestanding bathtub with feature chrome mixer taps and shower, low-level WC, double sink and vanity unit with chrome mixer tap, recessed spotlights, chrome towel rail.

BEDROOM 2

12' 11" x 10' 10" (3.94m x 3.32m) laminate flooring, fitted wardrobes, recessed spotlights UPVC window to front aspect and radiator.

SHOWER ROOM

4' 5" x 7' 4" (1.37m x 2.24m) Tiled and painted walls, tiled floors, chrome radiator, low-level WC, large 'massage' shower with glazed screen, hand basin with chrome mixer tap.

KITCHEN/DINER

10' 11" x 21' 8" (3.34m x 6.61m) (max) A stunning open plan space with a white high gloss kitchen and raised breakfast bar. Double electric ovens, electric hob, decorative extractor fan, undercounter lighting. A variety of low-level storage solutions and sink with chrome mixer tap. Space for a dining table and chairs. Dual aspect uPVC windows to front and rear courtyard.

LOUNGE

11' 11" x 14' 0" (3.65m x 4.29m) (max) With bi fold doors, lovely views of the garden and raised patio area. Laminate flooring, painted walls, smooth ceilings and recessed spotlights. Radiator with TRV.

UTILITY ROOM

5' 9" x 9' 2" (1.77m x 2.81m) Space for washing machine and dishwasher. Laminate flooring and uPVC door to courtyard

OUTSIDE

OFFICE/STUDIO

14' 00" x 8' 00" (3.05m x 2.44m) Sited at the end of the garden. 5 Double Sockets. Fully Insulated with Matt Black Track Lighting.

REAR GARDEN

A private and enclosed rear garden with raised patio area, laid lawn and decking area. Mature trees and hedgerows and timber fencing. Additional rear courtyards.

FRONT

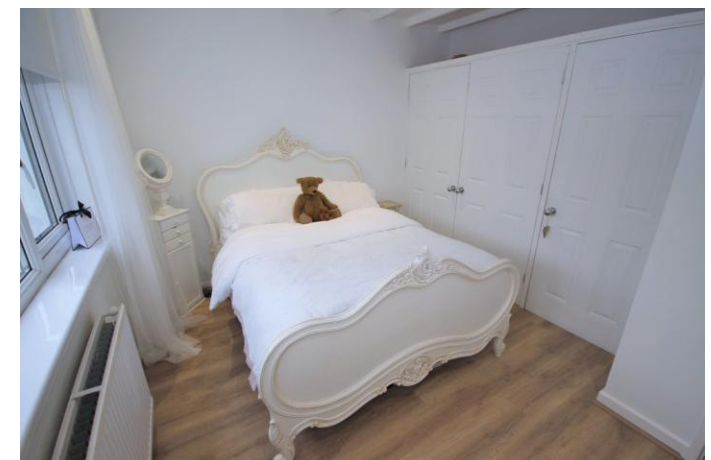
Off road parking, gravel driveway. Timber fencing and gate to rear garden.

TENURE

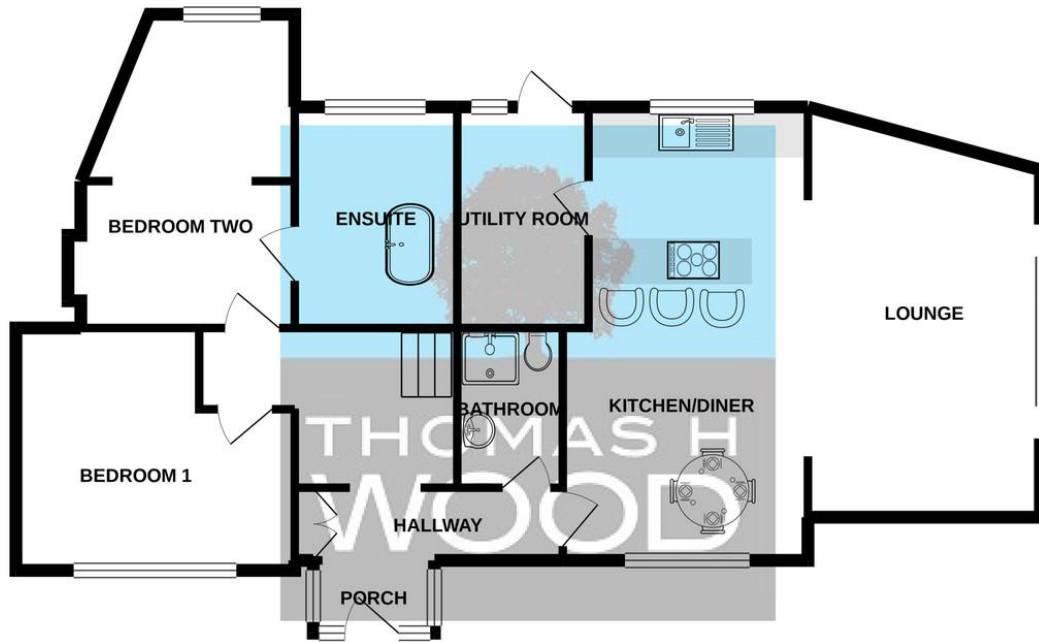
This property is understood to be freehold. This will be verified by the purchaser's solicitors

COUNCIL TAX

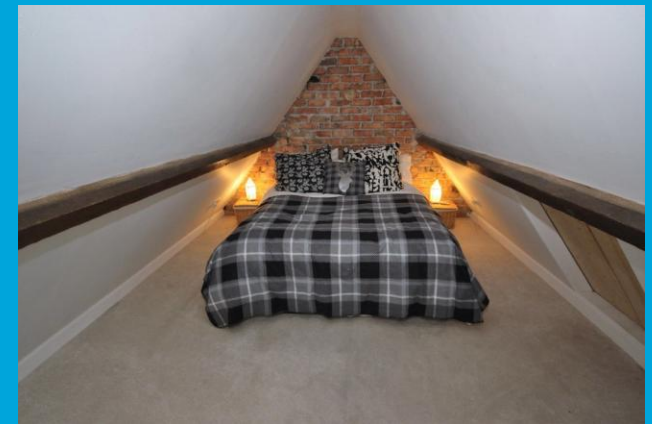
BAND E



GROUND FLOOR



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 Metropro 2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 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