

Velindre Place

WHITCHURCH, CARDIFF, CF14 2AN

GUIDE PRICE £360,000

**Hern &
Crabtree**



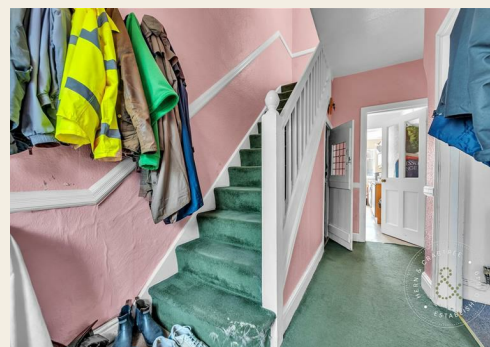
Velindre Place

Set in the ever-popular area of Whitchurch, this extended four-bedroom semi-detached family home offers generous living space and superb potential throughout. While the property would benefit from modernisation, it presents a fantastic opportunity to create a wonderful family home tailored to your own style.

The ground floor features a welcoming entrance hallway, cloakroom, a comfortable lounge, an extended sitting/dining room, and a fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The loft has been converted to provide a substantial fourth bedroom, perfect as a main bedroom or guest room. The property further benefits from a private rear garden as well as a single garage and off street parking to the front.

Velindre Place is perfectly positioned for access to Whitchurch Village, highly regarded local schools, and excellent public transport links, this home is ideal for growing families.

With plenty of space and scope for improvement, this property is a must-see for buyers looking to make their mark in a sought-after location. Early viewings are highly recommended.



1342.00 sq ft

Entrance

Entered via a pvc front door into the porch.

Porch

Tiled floor. Composite door into the hallway.

Hallway

Stairs to the first floor. Dado rail. Radiator.

Cloakroom

Obscure double glazed window to the side. W/c. Tiled walls.

Sitting Room

Double glazed window to the front. Picture rail. Radiator.

Lounge / Dining Room

Double glazed patio doors to the rear. Picture rail. Two radiators. Gas fireplace.

Kitchen

Double glazed windows to the side and rear. Composite door leading out to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Space for a gas cooker and space and plumbing for a washing machine and dishwasher. Space for fridge freezer. Laminate flooring. Radiator.

FIRST FLOOR

Landing

Wooden banister. Dado rail. Stairs to the second floor.

Bedroom One

Double glazed bay window to the front. Radiator. Coved ceiling.

Bedroom Two

Double glazed window to the rear. Radiator. Built in wardrobes.

Bedroom Three

Double glazed window to the front. Radiator. Picture rail.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash had basin. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

Loft Room

Two double glazed windows to the rear Radiator.

OUTSIDE

Front

Off street parking to the front.

Rear

Enclosed paved garden with shed to the rear. Garage to side. Cold water tap.

Garage

Up and over door. Power and light.

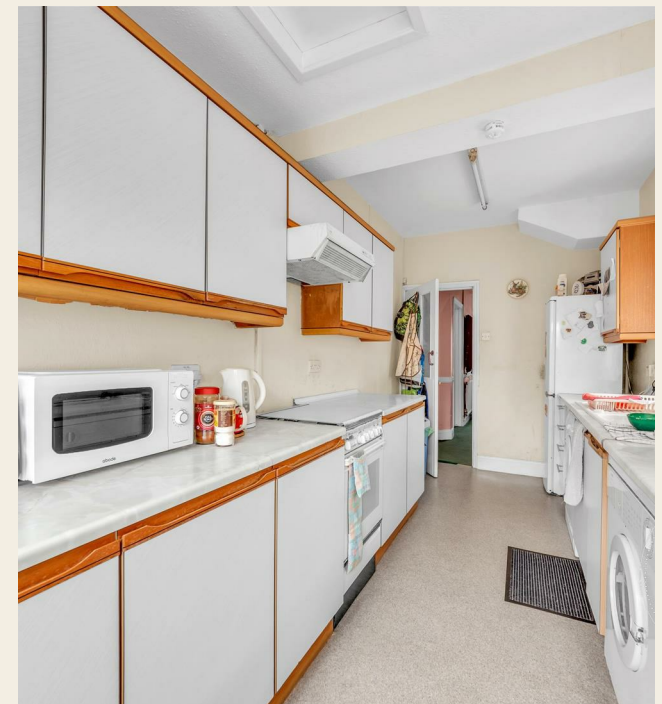
Tenure and Additional Information

WE have been advised by the seller that the property is freehold. Epc - E Council Tax - E

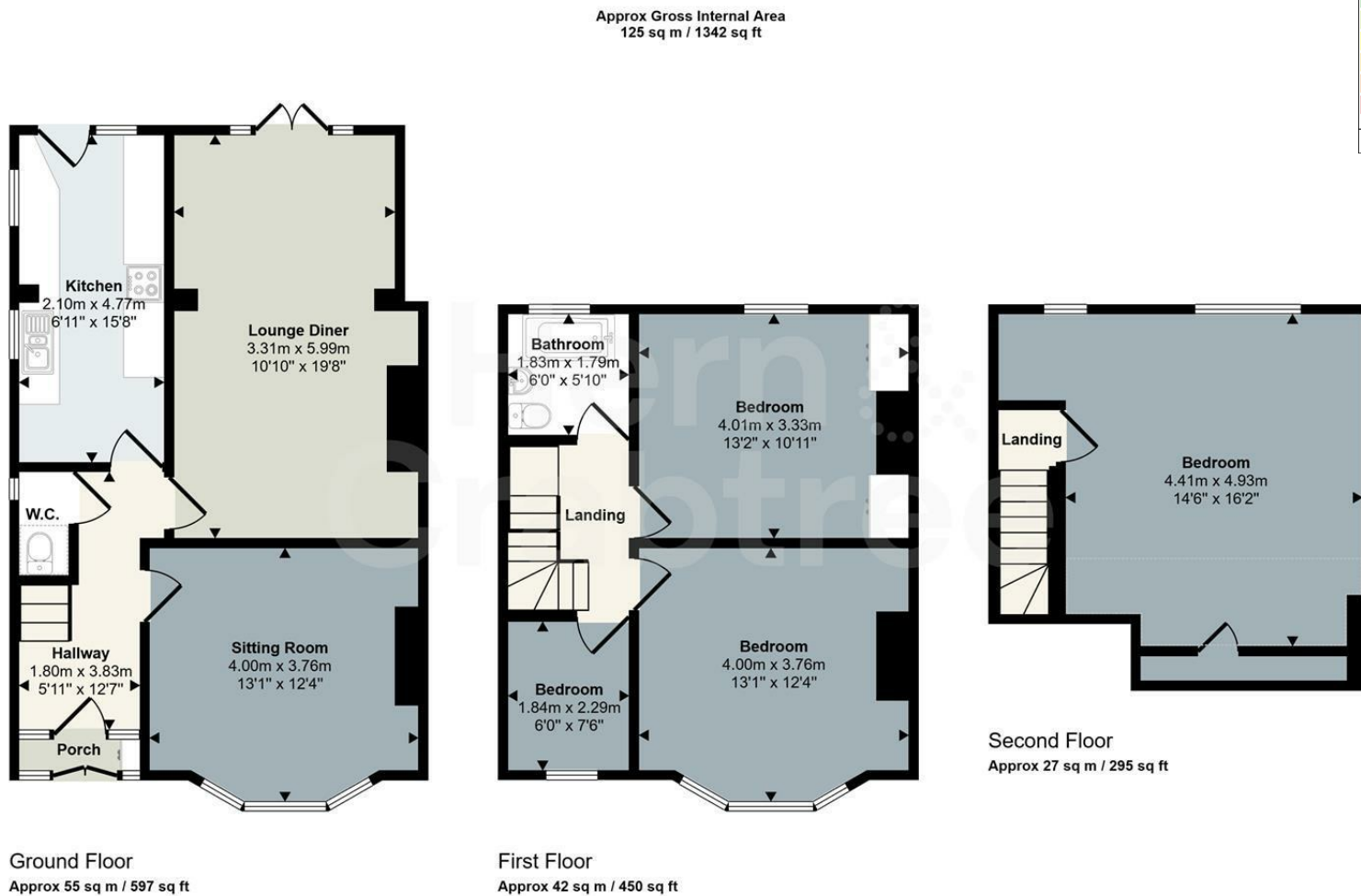
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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