

Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EL

£400,000

**Hern &
Crabtree**



Silver Birch Close

No Chain. Rarely available, this fantastic three-bedroom detached bungalow is beautifully tucked away on a generous corner plot within the highly sought-after Silver Birch Close in Whitchurch.

The property has been thoughtfully refurbished throughout and is ready for its next occupier to move straight in. Offering spacious, well-proportioned accommodation all on one level, it would make an ideal home for those looking to downsize or anyone seeking the convenience of single-storey living.

The accommodation comprises a welcoming entrance hall, a spacious open-plan kitchen/diner with doors opening onto the side garden, a large and comfortable lounge, three good-sized bedrooms, a conservatory overlooking and leading out to the rear garden, a versatile study/dressing room, and a modern shower room.

A particular highlight of the property is the impressive outdoor space. Occupying a generous corner plot, the home benefits from beautifully maintained front, side and rear gardens, offering excellent privacy and plenty of scope for further landscaping or personalisation. A private driveway provides ample off-road parking and leads to a detached garage.

The property is ideally positioned close to Whitchurch village, with a good selection of local shops, restaurants and schools nearby. There are also convenient bus routes and excellent transport links, making this an attractive and well-connected location.



Approx 1262.00 sq ft

Council Tax Band: F

Entrance

Entered via a pvc door into the entrance hallway.

Hallway

Marble tiled floor. Radiator. loft access hatch.

Cloakroom

Double glazed window to the front. Heated towel rail. W/c with a wash hand basin. Continuation of tiled flooring. Tiled walls.

Lounge/Dining Room

Double glazed patio doors to the side and a further single patio door to the side. Double glazed windows to the side. Radiator. Recess lights.

Kitchen

Fitted kitchen with wall and base units with laminate worksurfaces. Sink and drainer. Four ring integrated hob, electric oven and grill combi. Integrated washing machine.

Living Room

Double glazed bay window to the front and further double glazed window to the side. Coved ceiling. Recess lights. Radiator.

Hallway

Hallway leading to the bedrooms. Storage cupboard housing the boiler.

Bedroom One

Double glazed sky light to the side and large double glazed window to the side. Radiator.

Shower Room

Obscure double glazed window to the side. Tiled walls and floor. Recess lights. w/c and Wash hand basin. Corner shower. Heated towel rail.

Bedroom Two

Double glazed Sky light window to the side and further double glazed window to the side. Recess lights. Radiator.

Bedroom Three

Internal glass door leading to the conservatory. Coved ceiling. Radiator.

Bedroom Four

Double glazed glass internal door to the conservatory. Coved ceiling. Radiator.

Conservatory

Tiled flooring. Double glazed windows and double glazed French doors leading out to the rear garden. Radiator. Fan ceiling.

OUTSIDE

Front

Large driveway to the front and further parking to the side leading to the garage.

Rear Garden

Access to the garage. Paved sitting area. Cold water tap.

Garage

Single garage with power and light.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - F

Disclaimer

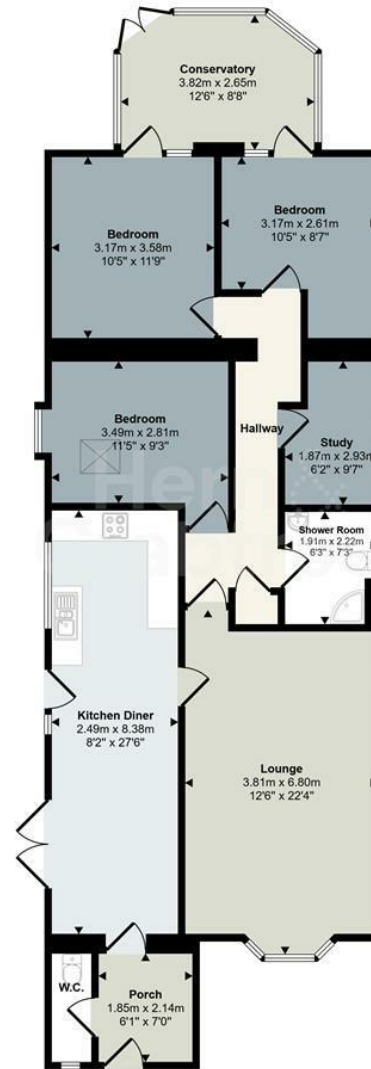
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.





Approx Gross Internal Area
117 sq m / 1262 sq ft

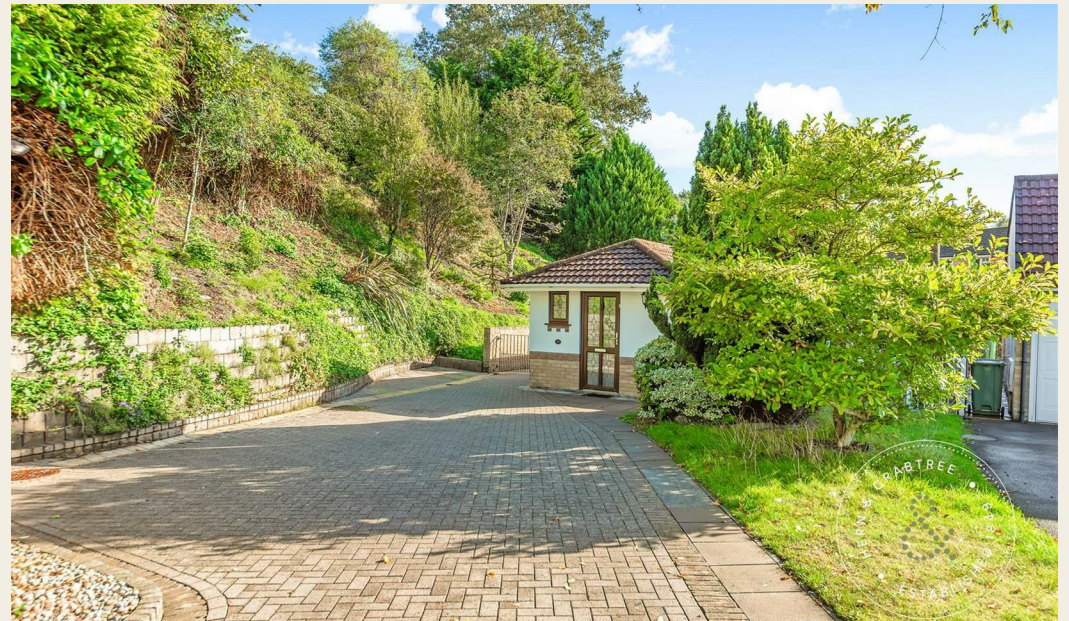


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

☎ 02920 555 198 ✉ llandaff@hern-crabtree.co.uk ▶ hern-crabtree.co.uk 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.