

Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EL

GUIDE PRICE £325,000

Hern &
Crabtree



Silver Birch Close

No Chain. Occupying a generous plot with front, side and rear gardens, this spacious three-bedroom detached home is ideally situated on Silver Birch Close in Whitchurch.

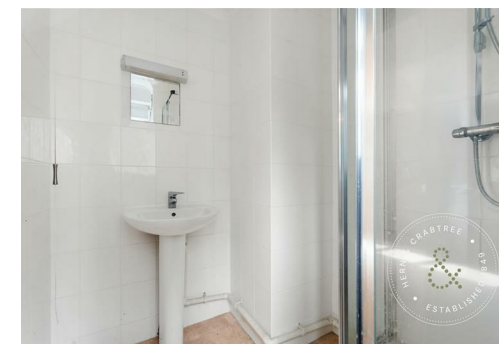
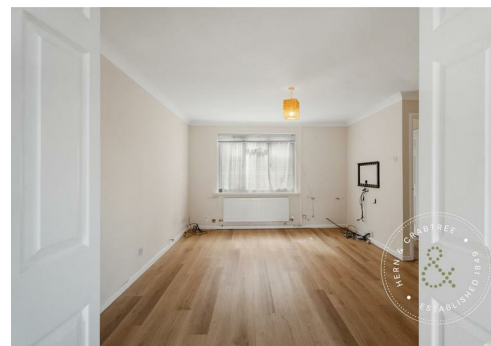
Offering excellent potential and requiring modernisation, this is a fantastic opportunity for buyers looking to create their ideal family home.

The accommodation briefly comprises an entrance hall, cloakroom, a spacious lounge with double doors opening into the open-plan kitchen/dining room, and a useful utility room on the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom.

Externally, the property benefits from generous gardens to the front, side and rear, off-street parking, and an integral single garage.

Silver Birch Close is placed within convenient access to Whitchurch village, excellent motorway links, and Cardiff City Centre, while also falling within the catchment area for well-regarded primary and secondary schools.



1130.00 sq ft

Entrance

Entered via a pvc door into the entrance hall.

Hallway

Coved ceiling. Radiator. wood laminate flooring. Stairs to the first floor.

Lounge

Double glazed window to the front. Coved ceiling. Radiator. Sliding folding doors to the kitchen/dining area. Continuation of wood laminate flooring.

Kitchen/Diner

Double glazed window to the rear and double glazed patio door leading out to the rear. Coved ceiling. Radiator. Continuation of wood laminate flooring. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated oven and gas hob. Space and plumbing for a dishwasher. Cupboard housing boiler. Part tiled walls.

Utility

Double glazed door and window to the rear. Radiator. Wooden door to the garage. Space and plumbing for a washing machine.

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail and banister.

Landing

Double glazed window to the side. Coved ceiling. Loft access hatch.

Bedroom One

Double glazed window to the front. Coved ceiling. Radiator. Door to en-suite.

En-suite

Obscure double glazed window to the side. Coved ceiling. Shower and wash hand basin. Spotlights. Part tiled walls. Laminate flooring.

Bedroom Two

Double glazed window to the front. Radiator. Coved ceiling. Built in wardrobes.

Bedroom Three

Double glazed window to the rear. Coved ceiling. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Radiator. Coved ceiling. Spot lights. Fully tiled walls.

OUTSIDE

Garage

Up and over door. Power and light.

Front

Driveway to the front. Access to the garage. Lawn with hedge and trees. Low rise brick wall with wooden fencing. Side path with wooden gate to the rear garden.

Rear Garden

Good size rear garden enclosed with wooden fencing. Paved sitting area. Lawn area. Stone path leading to the front.

Tenure and additional information

We have been advised the property is freehold and the council tax band is H.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

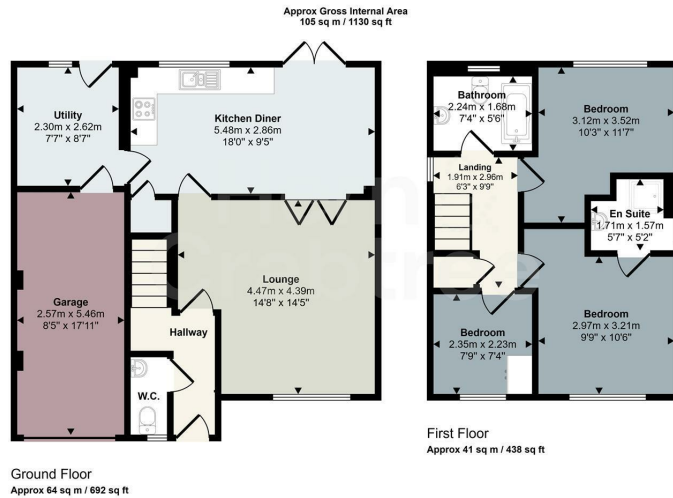
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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		EU Directive 2002/91/EC



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.

