

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.

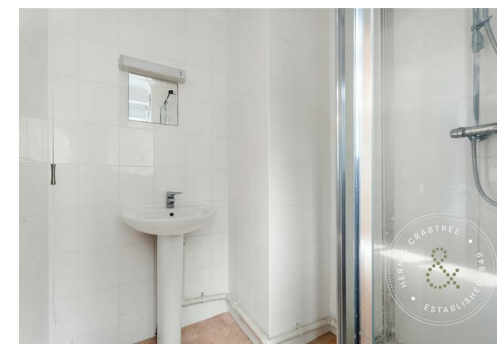
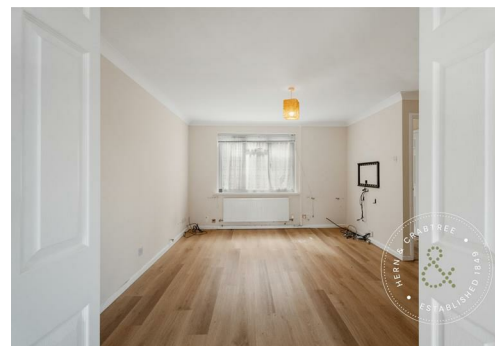
Offering excellent potential and requiring modernisation, this is a fantastic opportunity for buyers looking to create their ideal family home.

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.

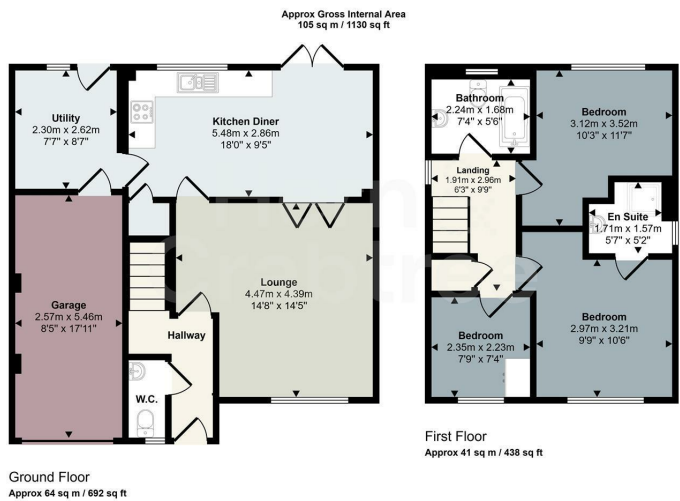
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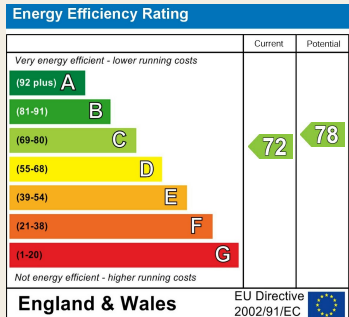
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