

Court Close

WHITCHURCH, CARDIFF, CF14 1JR

GUIDE PRICE £380,000

**Hern &
Crabtree**



Court Close

A much-loved and well-presented three-bedroom semi-detached home, ideally positioned within a quiet no-through road in the sought-after area of Whitchurch.

Well-balanced throughout, the property offers spacious open-plan living and a good-sized rear garden, making it an ideal first-time purchase or family home. Ready for the next occupiers to move straight in, the accommodation briefly comprises an entrance porch, spacious lounge with double doors opening into a kitchen/diner to the ground floor. To the first floor are three bedrooms and a shower room.

To the rear is a beautifully sized garden, providing an excellent outdoor space for relaxing and entertaining. The property also benefits from a single garage and off-street parking to the front.

Court Close is ideally situated in Whitchurch, close to local shops, cafés, public transport links and village amenities. The area is popular with families, with well-regarded English- and Welsh-medium primary and secondary schools nearby.

Cardiff city centre, the A470, M4 and Taff Trail are also easily accessible, offering excellent connectivity alongside the convenience of village living.



Approx 997.00 sq ft

Council Tax Band: E

Entrance Hall

Entered via a pvc front door, double glazed windows to the side.

Living Room

Double glazed window to the front, stairs to the first floor with understairs storage, radiators, fireplace with wooden mantle and slate hearth, sliding doors to the kitchen/dining room.

Kitchen

Double glazed patio doors to the rear and side, double glazed window to the rear, kitchen fitted with base units with Quartz worktop over, stainless steel sink, a four ring induction hob with integrated oven and grill combination, integrated microwave, integrated fridge and freezer, storage pantry, vertical radiator, tiled floor.

First Floor Landing

Stairs from the hall, double glazed window to the side, access to loft space.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the rear, corner shower cubicle, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Garden

Enclosed timber fence on one side and rear and brick wall and trellis to the other side, by cold water tap, covered sitting area, lawn and mature flower beds, paved path to the rear. Brick built shed with pvc door.

Garage

Integrated single garage with power and light, space and plumbing for a washing machine and tumble dryer and dishwasher, combination boiler is situated in here. pvc door to the rear.

Front

Concrete driveway leads to garage, gravel area, flower beds, low rise hedge.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - D. Council Tax - E.

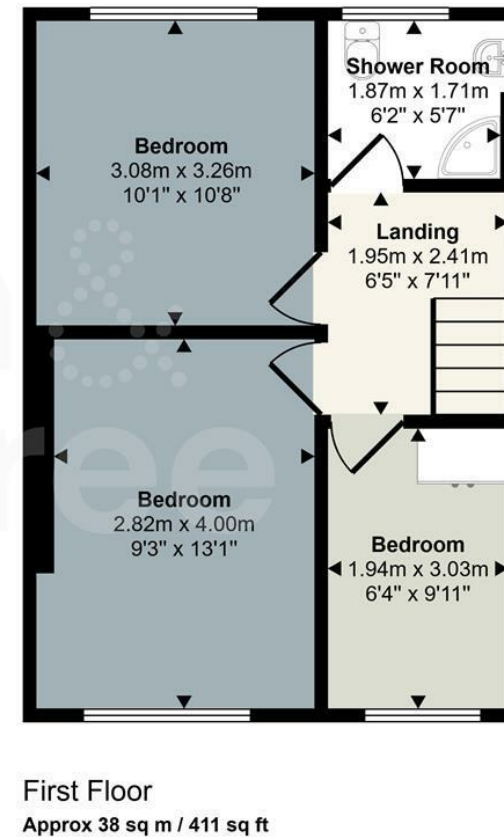
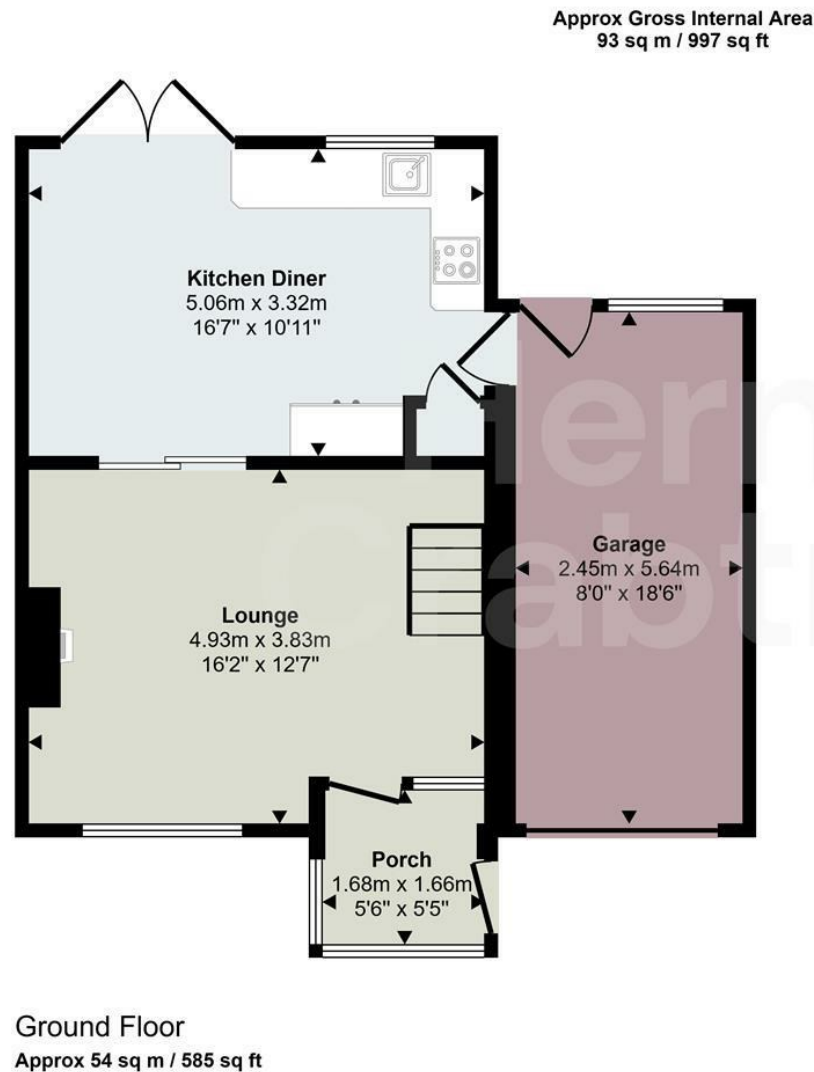
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(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.

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



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