Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EL

GUIDE PRICE £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
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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.











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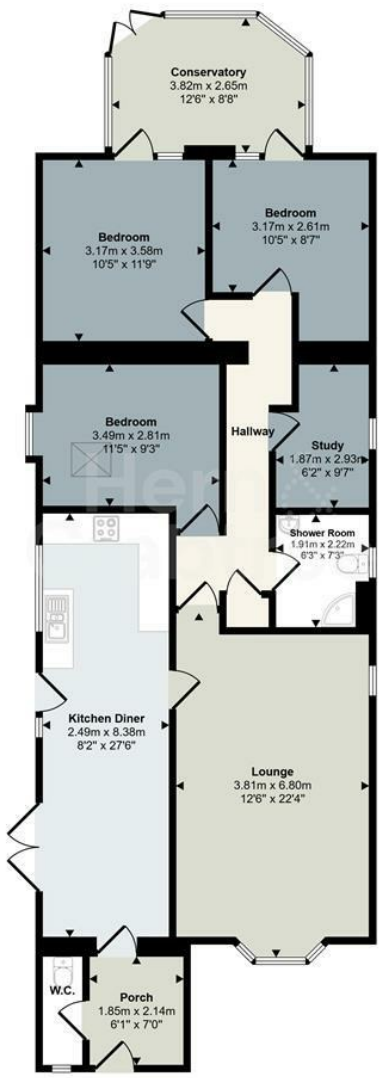
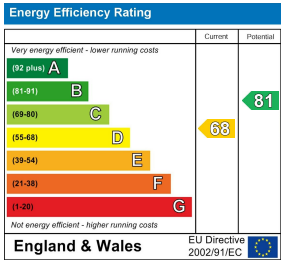
Approx Gross Internal Area
117 sq m / 1262 sq ft



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.



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