

Heol Waun Y Nant

WHITCHURCH, CARDIFF, CF14 1JZ

OFFERS IN EXCESS OF £375,000

**Hern &
Crabtree**



Heol Waun Y Nant

No Chain. A charming, three bedroom semi-detached house perfectly positioned on this popular street of Heol Waun Y Nant in Whitchurch. Boasting a fantastic location, the property is in need of some modernisation, which presents a fantastic opportunity for the next occupier to put their own stamp on.

Still very much in it's traditional layout, the accommodation brief comprises: Entrance Hall, Cloakroom, Dining Room, Lounge and Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a modern Shower Room. The property further benefits from wonderful size, flat rear garden as well as off street parking and a single garage.

Heol Waun Y Nant is a quiet residential street in Whitchurch and is located minutes' drive of the A470 / Gabalfa interchange, providing easy links to Cardiff City centre and the M4 motorway. There is also the local shops and amenities of Whitchurch and Llandaff North Village Close by. Internal viewings are highly recommended.



1011.00 sq ft

Entrance Porch

Entered via a double glazed sliding door.

Hall

Entered via door into hallway, coved ceiling, radiator, with double obscure glazed window, stairs to the first floor with understairs storage and w.c.

W.C

Situated under the stairs with double obscure glazed window to the side, w.c. and wash hand basin.

Dining Room

12'10 x 13'7

Double glazed bay window to the front, radiator, coved ceiling, gas fireplace with wooden surround and marble back and hearth, built in cupboards.

Living Room

12'11 x 12'10

Double glazed sliding patio doors to the rear, radiator, coved ceiling, gas fireplace with wooden surround, marble back and hearth.

Kitchen

16'2 x 9'1 max

Double glazed window to the rear and double obscure glazed patio doors to the side, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with integrated electric oven and grill, plumbing for a washing machine, space for further appliance, radiator, laminate flooring.

First Floor Landing

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

Bedroom One

13'7 x 12'11

Double glazed bay window to the front, radiator, built in cupboard.

Bedroom Two

9'4 x 12'10

Double glazed window to the rear, radiator, coved ceiling, built in wardrobe.

Bedroom Three

7'5 x 9'8

Double glazed window to the rear, radiator, coved ceiling.

Bathroom

5'10 x 5'11

Double obscure glazed window to the front, a walk in shower, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Rear Garden

Timber fence to the rear and side, lawn area, flower borders, cold water tap, gate to the rear.

Garage

A detached garage with up and over door to the front, power and light.

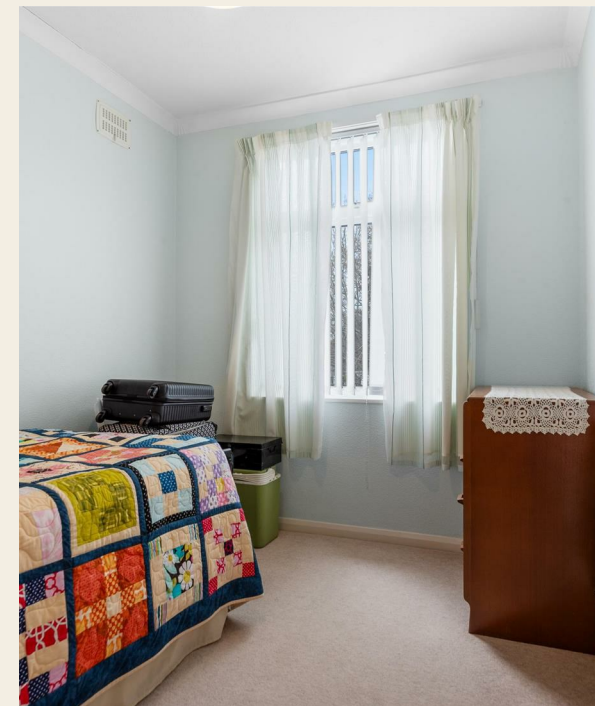
Front

Hardstand parking, lawn and flower borders.

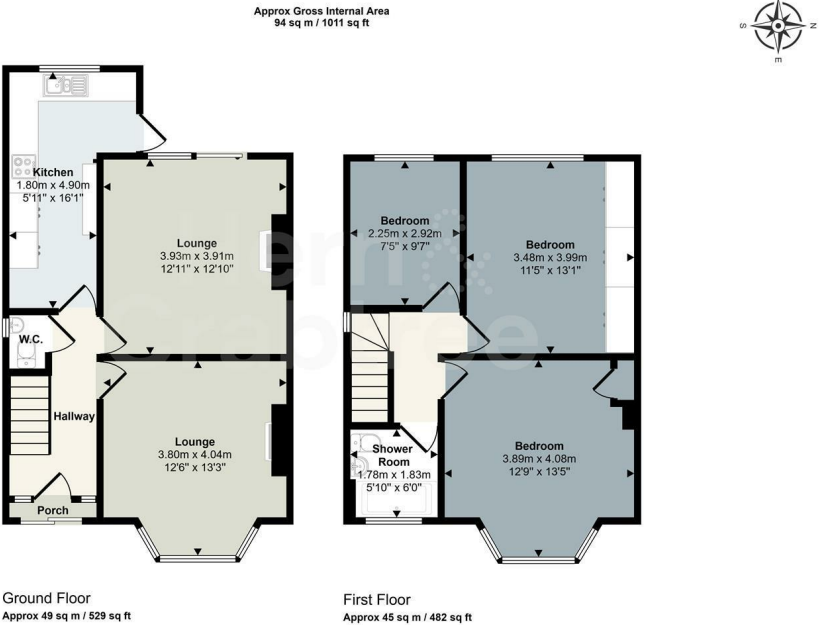
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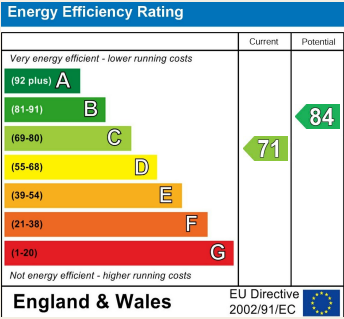
Tenure and additional information



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



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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