



Caegwyn Road,
Whitchurch, Cardiff,
CF14 1QN



£650,000

4 Bedrooms
Bungalow - Detached

A beautifully renovated four double bedroom detached bungalow offering exceptional turnkey accommodation, finished to a high specification throughout and available with no onward chain. Having undergone an extensive programme of refurbishment, the property has been thoughtfully transformed into a stylish and contemporary home that combines modern design with practical single-storey living. Significant works include a new roof, new electrics, updated gas pipework and replacement windows and doors, ensuring the property provides both modern efficiency and peace of mind for an incoming purchaser.

The accommodation is both spacious and well balanced, centred around a welcoming entrance hallway leading through to a generous lounge and dining area. This sociable space forms the heart of the home and is ideal for both everyday family living and entertaining. The newly fitted kitchen has been finished to a high standard, offering modern cabinetry, integrated appliances and direct access to the rear garden.

All four bedrooms are well proportioned doubles, providing flexibility for family living, guest accommodation or home working. The contemporary bathroom has been beautifully finished with stylish fittings and quality materials, creating a modern and elegant space.

Externally, the property continues to impress. The rear garden enjoys a particularly sunny aspect and has been thoughtfully landscaped to create a private and low-maintenance outdoor environment ideal for relaxing or entertaining. To the front, the property benefits from off-road parking and an attractive approach.

Bungalows of this size and specification are rarely available within such close proximity to Whitchurch village. The property is ideally positioned close to the excellent public transport links, highly regarded schools and the excellent local amenities, including cafés, restaurants, supermarkets and independent retailers.



ENTRANCE HALLWAY

13'10" x 4'7"

A central entrance hallway providing access to all principal rooms with a practical and well-balanced layout.

LOUNGE

14'6" x 10'9"

Overlooking the front aspect of the property with generous proportions creating a comfortable principal reception room.

DINING AREA

11'6" x 10'9"

Open plan to the lounge providing an excellent space for family dining and entertaining.

KITCHEN

13'10" x 9'3"

Overlooking the rear aspect of the property with modern fitted units, integrated appliances and direct access to the rear garden.



Features

- Fully renovated detached bungalow
- Four genuine double bedrooms
- Spacious open lounge and dining area
- Newly fitted high specification kitchen
- Comprehensive refurbishment including new roof
- Landscaped sun trap rear garden
- Off road parking
- Quiet residential position close to Whitchurch Village
- Offered to the market with no onward chain

BEDROOM ONE

12'8" x 10'1"

Overlooking the rear aspect of the property with space for wardrobes and additional bedroom furniture.

BEDROOM TWO

12'7" x 10'4"

Overlooking the front aspect of the property with generous proportions suitable as a further principal bedroom. This would also operate well as a second reception room.



BEDROOM THREE

13'10" x 6'9"

Overlooking the rear aspect providing a comfortable double bedroom or ideal home office.

BEDROOM FOUR

7'8" x 11'6"

Overlooking the front aspect offering flexibility as guest bedroom, study or dressing room.

BATHROOM

5'3" x 8'3"

Contemporary bathroom suite finished to a high standard with panelled bath, W.C. and wash hand basin set within a vanity unit, chrome fittings, heated towel radiator, tiled walls and uPVC window.

OUTSIDE

FRONT

Landscaped frontage providing off road parking and an attractive approach to the property.

REAR

Private landscaped rear garden enjoying a sunny aspect and designed as a low maintenance outdoor space ideal for relaxing and entertaining.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F

Information

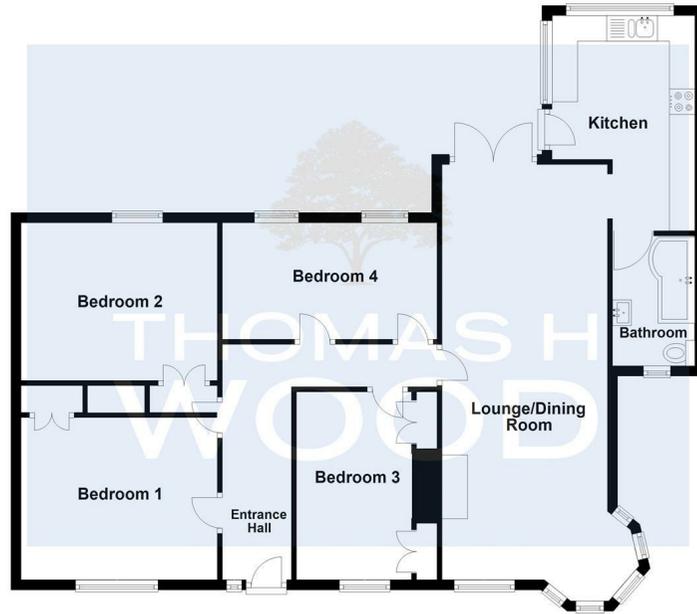
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1077.90 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



-  4 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C



Ground Floor
Approx. 1077.9 sq. feet

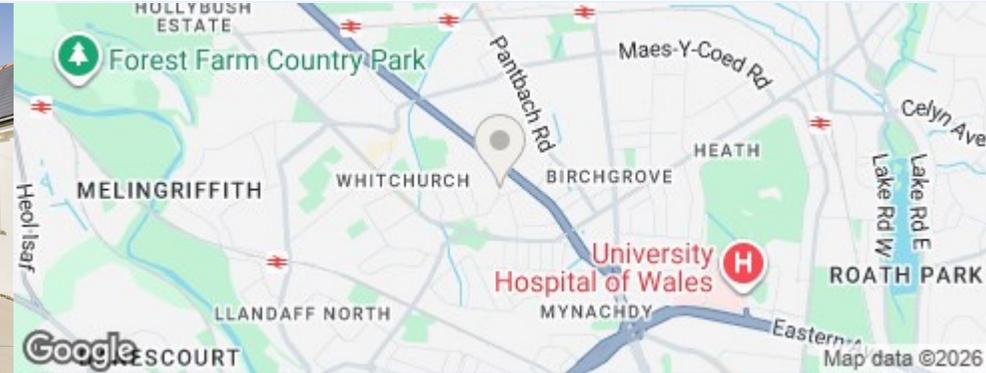


Total area: approx. 1077.9 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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		72	83
EU Directive 2002/91/EC			



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