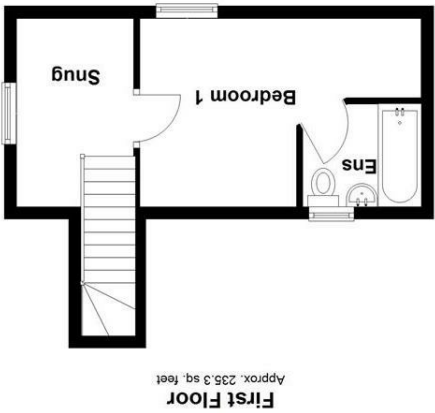
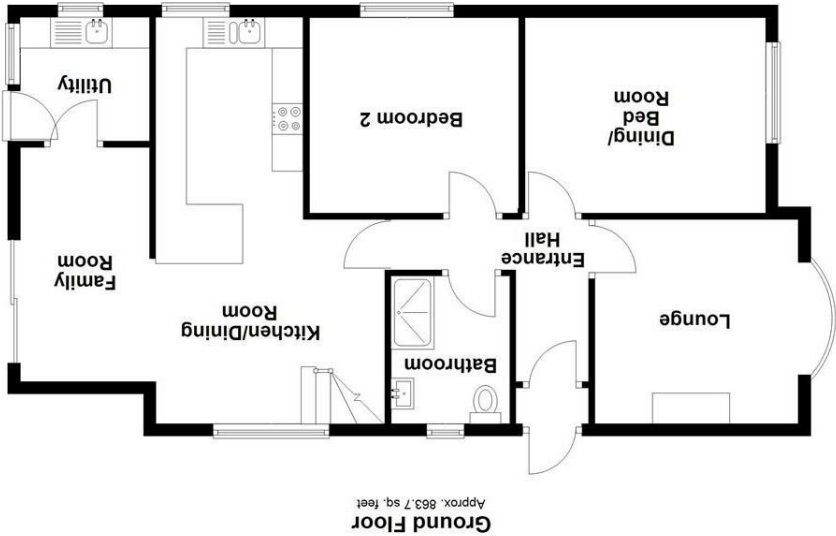


Total area: approx. 1099.0 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

THOMAS H WOOD



CONTACT

EMAIL

sales@thomashwood.com

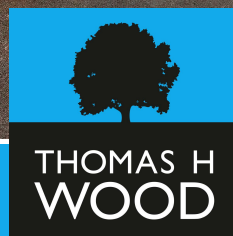
TELEPHONE

02920 626252

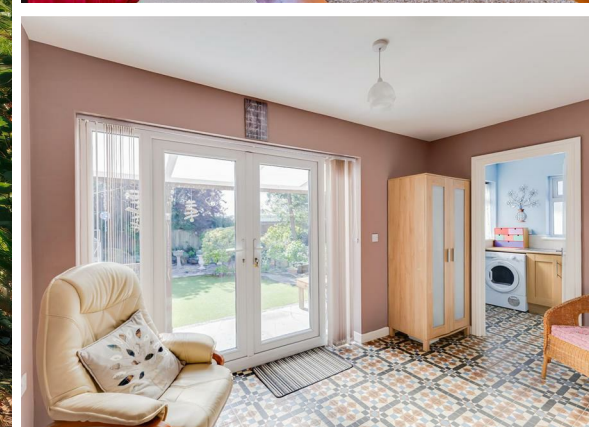
WEBSITE

www.thomashwood.com





18 Cambourne Avenue,  
Whitchurch, Cardiff  
CF14 2AQ



£515,000  
Bungalow - Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1099.00 sq ft**

**Current EPC Rating - D60**

**Potential EPC Rating - B84**



An excellent opportunity to acquire a three bedroom detached bungalow in one of Whitchurch's most desirable locations. Situated in a quiet cul de sac close to the heart of the village with its many shops and local amenities and within walking distance to local bus and train services. This property is in need of modernisation but benefits from an attic conversion, extension to the rear, detached garage and driveway. There are excellent primary and secondary schooling facilities through the medium of English and Welsh in the locality and easy access to the A470 and M4 motorway. Viewing recommended.

#### **ENTRANCE HALLWAY**

Accessed via the original wooden front door with attractive coloured glass panels. Features wood flooring, painted walls with a plate rack, smooth ceiling, radiator, and utility meter cupboard.

#### **LOUNGE**

3.87m x 3.31m (12'8" x 10'10")

A bright, front-facing reception room with woodblock flooring, painted and papered walls, smooth ceiling, and uPVC bay window. Includes a flame-effect gas fire, radiator, and TV point.

#### **DINING ROOM/BEDROOM 2**

3.91m x 3.17m (12'9" x 10'4")

Currently used as a dining room but equally suitable as a second double bedroom. Woodblock flooring, painted walls, smooth ceiling, uPVC window, and radiator.

#### **BEDROOM THREE**

3.42m x 3.19m (11'2" x 10'5")

A generous double bedroom with woodblock flooring, painted walls, smooth ceiling, side-facing uPVC window, and radiator.

#### **BATHROOM**

2.35m x 1.86m (7'8" x 6'1")

A modern three-piece suite comprising a low-level WC, wash hand basin, and a chrome-framed shower cubicle with glazed screen and mixer shower. Fully tiled walls and tile-effect flooring.

#### **KITCHEN/DINER**

6.62m x 2.38m (21'8" x 7'9")

(widening to 3.60m) A spacious and practical kitchen with a range of wall and base units, solid work surfaces, stainless steel sink with chrome tap, under-counter and integrated fridge and freezer, gas hob with extractor, and double oven. Two uPVC windows and a breakfast bar with seating.

#### **FAMILY ROOM**

2.29m x 3.71m (7'6" x 12'2")

A flexible reception space overlooking the rear garden. Tiled floor, painted walls, smooth ceiling, and radiator.

#### **UTILITY ROOM**

1.96m x 2.04m (6'5" x 6'8")

Fitted with work surfaces, stainless steel sink, and space/plumbing for washing machine and tumble dryer. uPVC window to the side, with hardwood window and door leading to the rear garden.

#### **FIRST FLOOR**

##### **MASTER BEDROOM**

3.11m x 4.24m (10'2" x 13'10")

A bright and spacious loft bedroom accessed via an enclosed staircase. Two Velux roof windows provide excellent natural light. Features painted and papered walls, smooth ceiling, eaves storage, built-in cupboard housing the Baxi combination boiler, and radiator. Landing area provides space for a dressing table or home office setup.

##### **UPSTAIRS BATHROOM**

2.35m x 1.86 (7'8" x 6'1")

A stylish bathroom with a low-level WC, wash hand basin with chrome taps, and panelled bath. Part tiled walls and mosaic tile-effect flooring.

#### **OUTSIDE**

##### **FRONT**

Accessed via double metal gates leading to a tarmac driveway and detached single garage. The front garden is mostly laid to lawn with mature shrubs and trees, enclosed by a low brick boundary wall. Side access leads to the rear garden.

##### **REAR**

Designed for low maintenance with a paved patio and artificial lawn, complemented by mature planting. Includes a greenhouse and garden shed, both of which are to remain.

##### **Garage**

A detached single garage with traditional double wooden doors.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F

