

Keynsham Road,
Birchgrove, Cardiff,
CF14 1TS

THOMAS H WOOD

£440,000

3 Bedrooms
Bungalow - Detached

An exceptional opportunity to purchase this beautifully refurbished three-bedroom detached bungalow, positioned in a highly sought-after location close to Whitchurch Village. The property has undergone a full refurbishment to include an electrical rewire and a brand-new central heating system, both with installation certification. Offered for sale in immaculate order throughout with stylish, modern interiors and a superb open-plan layout, this home is perfect for buyers seeking single-storey living without compromise. The generous plot includes a detached garage, paved driveway, and a low-maintenance rear garden. Sold with no onward chain.



ACCOMMODATION

ENTRANCE HALL
Welcoming hallway with doors to all rooms.

KITCHEN
7'10" x 12'9"
A modern and beautifully appointed kitchen fitted with a range of wall and base units and contrasting work surfaces. Four-ring gas hob with extractor over and electric oven beneath. Space and plumbing for washing machine and fridge freezer. UPVC windows to side and rear aspects. Open plan to:

LOUNGE/DINING AREA
10'5" x 20'5"
A superb open-plan space with ample room for living and dining areas. Full height UPVC sliding doors open onto the rear garden, flooding the room with natural light.



Features

- DETACHED THREE-BEDROOM BUNGALOW
- BEAUTIFUL OPEN-PLAN KITCHEN/ DINING/ LIVING SPACE
- NEW CENTRAL HEATING SYSTEM WITH CERTIFICATION
- FULLY REWIRED WITH CERTIFICATION
- GARAGE AND PAVED DRIVEWAY
- LOW-MAINTENANCE LANDSCAPED GARDENS
- EXCELLENT WHITCHURCH LOCATION CLOSE TO THE VILLAGE
- IDEAL FOR HOSPITAL, CITY CENTRE, AND MAJOR TRANSPORT LINKS

BEDROOM ONE
14'11" x 10'2" max
Overlooking the front aspect with wood block flooring, painted walls, feature papered wall, ornate coving to smooth ceiling, UPVC bay window, and radiator with TRV.

BEDROOM TWO
12'5" x 9'3" max
A further excellent double bedroom with wood block flooring, painted walls, smooth ceiling, UPVC window to front, and radiator with TRV.

BEDROOM THREE
10'11" x 9'1" max
A versatile double bedroom with wood block flooring, painted walls, smooth ceiling, UPVC window to side, radiator with TRV, and cupboard housing the combination boiler.

SHOWER ROOM
7'8" x 7'1"
A beautifully fitted three-piece shower room with glazed corner enclosure, rainfall and handheld shower, vanity unit with wash hand basin and waterfall tap, low-level WC, tiled walls and flooring, UPVC window with fitted blind, extractor fan, and smooth ceiling.

OUTSIDE

FRONT
Paved driveway providing off-road parking leading to the detached garage.

REAR
A delightful low-maintenance garden laid to patio and decorative stone, offering excellent privacy and ideal for outdoor dining.

TENURE
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX
Band E



3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 843.60 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B

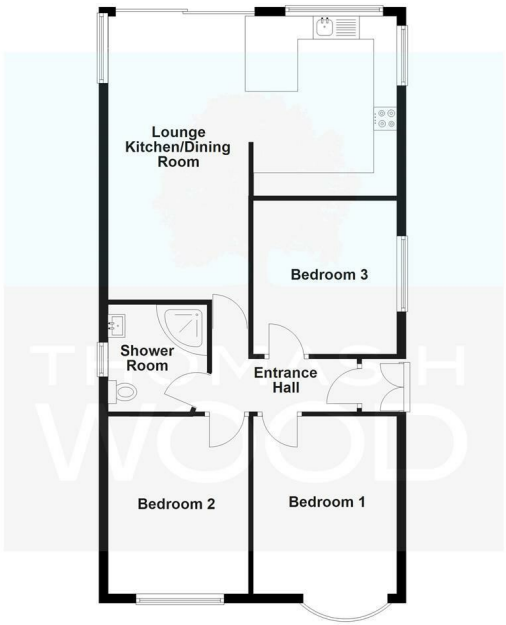






Ground Floor

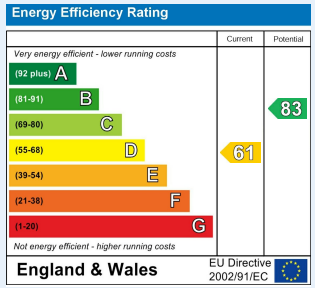
Approx. 843.6 sq. feet



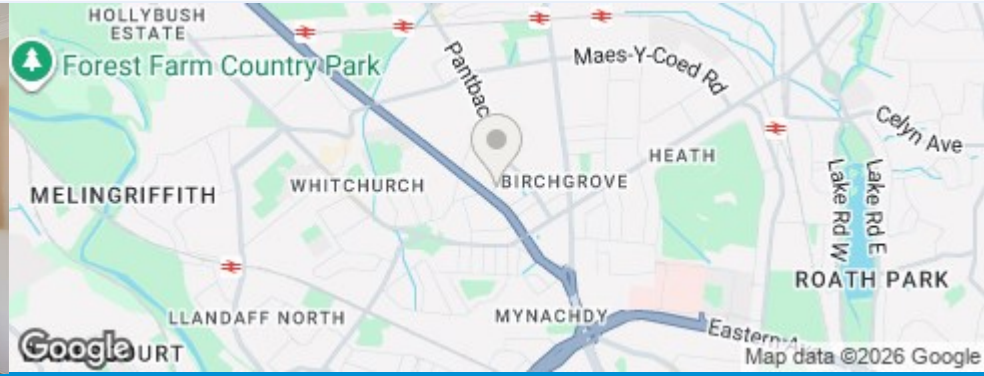
Total area: approx. 843.6 sq. feet



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







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