

CONTACT

JIAM3

EAVES STORAG

LOFT ROOM

1ST FLOOR 23.5 sq.m. (253 sq.ft.) approx.

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S00S/84/EC England & Wales Not energy efficient - higher running costs (21-38) 3 (\$6-66) 0 (89-99) 99 ව (08-69) 82 A (sulq 59) Very energy efficient - lower running costs Current Potential Energy Efficiency Rating

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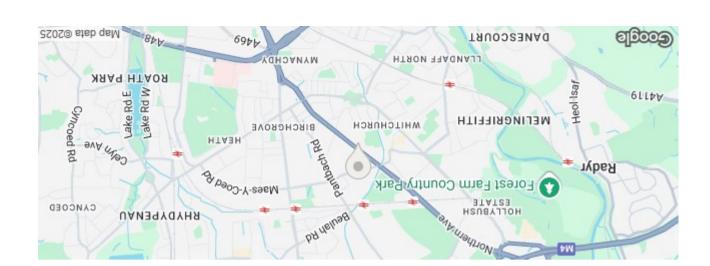
ВЕРВООМ 1

BEDROOM

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SHOWER ROOM





4 Heol lestyn, Whitchurch, Cardiff CF14 1QE Asking Price £400,000 Bungalow - Detached 3 Bedrooms Tenure - Freehold Floor Area - 1021.00 sq ft **Current EPC Rating - D66** Potential EPC Rating - B82









An exciting opportunity to purchase and refurbish this twobedroom, detached bungalow, ideally located on Heol Iestyn in Whitchurch. The property offers exceptional potential to create a Overlooking the rear garden with UPVC windows to the side and modern and spacious home, like many others in the road. The property requires full refurbishment and would benefit from extensions to the rear and into the loft space, if desired and subject to the relevant permissions. The property briefly comprises, entrance hallway, two bedrooms, lounge, dining room and kitchen. To the first floor, there is a loft room with eaves storage. There is a very generous rear garden with a large, detached garage. Within walking distance to the village, the highly regarded primary and secondary schools and the excellent transport links. Researching the historical sale prices in Heol lestyn and the approved plans on the planning portal are advised. https://www.cardiffidoxcloud.wales/publicaccess/ simpleSearchResults.do?action=firstPage

ENTRANCE HALLWAY

Via storm porch and UPVC door. Doors to all rooms and stairs to to the loft room.

BEDROOM

3.78m x 3.48m (12'4" x 11'5")

Situated at the front of the property with UPVC bay window.

BEDROOM

3.74m x 2.52m (12'3" x 8'3")

Situated at the front of the property with UPVC window.

LOUNGE

4.93m x 3.55m (16'2" x 11'7")

Overlooking the rear garden, with doors leading to the patio and lawn areas.

SHOWER ROOM

2.40m x 1.75m (7'10" x 5'8")

An adapted shower room with potential to extend the overall space.

DINING ROOM

3.65m x 2.57m (11'11" x 8'5")

rear, stairs to the loft room and door to:

KITCHEN

1.91m x 3.77m (6'3" x 12'4")

Wall and base units and contrasting work surfaces. Space and plumbing for appliances and stainless-steel sink. UPVC windows and door to rear garden.

LOFT ROOM

3.97m x 3.27m (13'0" x 10'8")

Velux window and eaves storage.

OUTSIDE

FRONT

Off road parking on driveway. Continuation of driveway to the garage and rear garden access.

REAR

A substantial rear garden with laid patio and lawn areas. Detached garage with up and over door and garden access.

TENURE

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

COUNCIL TAX

Band E











