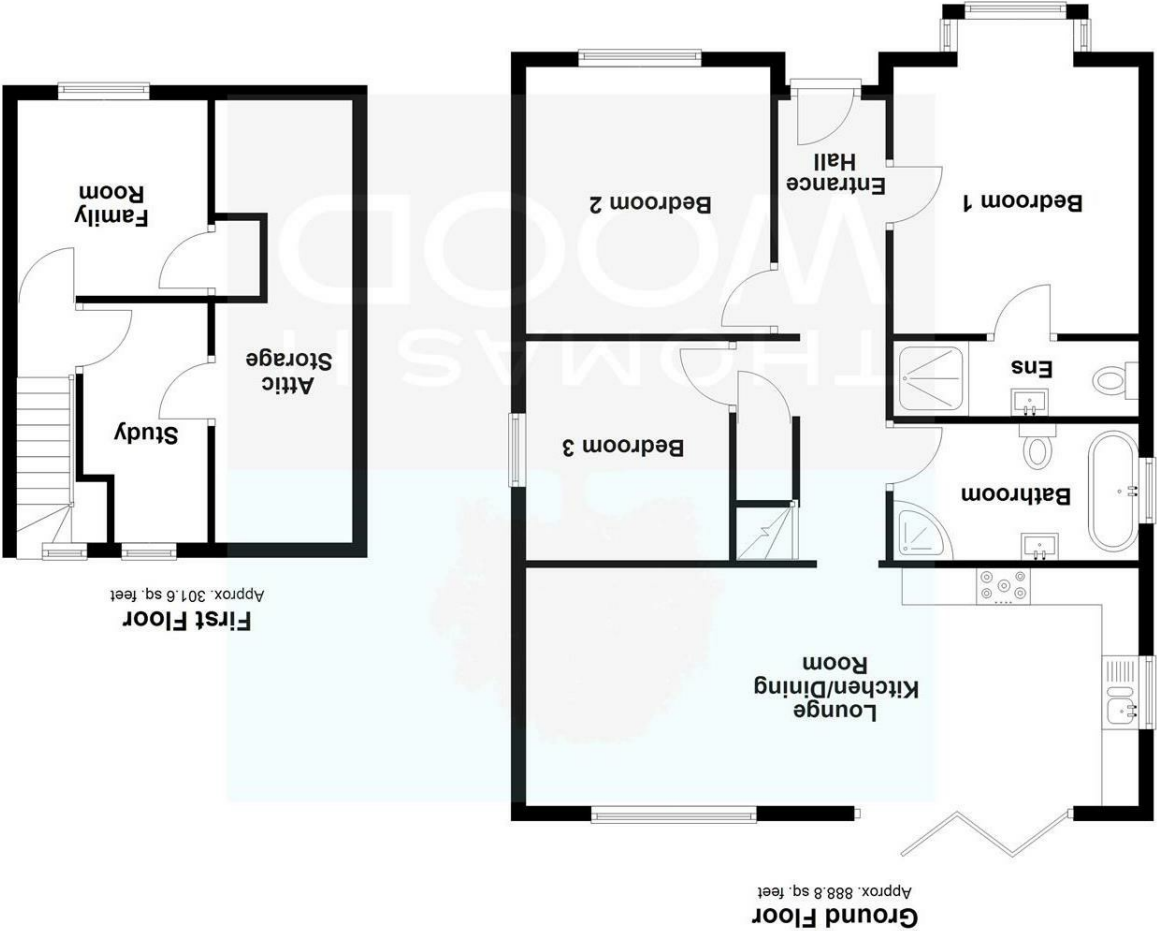


Total area: approx. 1190.4 sq. feet



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Potential	Current	64
82		

THOMAS H WOOD



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23 Park Avenue,  
Whitchurch, Cardiff  
CF14 7AL

£525,000  
Bungalow - Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1190.40 sq ft**

**Current EPC Rating - D64**

**Potential EPC Rating - B82**



Thomas H Wood Estate Agents are delighted to offer for sale this fully refurbished three double bedroom detached bungalow, situated on the ever-popular Park Avenue in Whitchurch. Brought to market with no onward chain, this stylish family home has been thoughtfully modernised to an exceptional standard throughout.

A standout feature of the home is the impressive open-plan kitchen/dining/family room, complete with bi-folding doors that open onto a generously landscaped rear garden, perfect for modern family living and entertaining. The well-balanced ground floor offers a spacious master bedroom with a stunning en-suite shower room, a further two double bedrooms, and a beautifully appointed four-piece family bathroom. One of the bedrooms could easily serve as an additional reception room if preferred.

The first floor provides two versatile loft rooms, ideal for a variety of uses, such as a study or occasional guest space.

The renovation includes new electrics, a full gas central heating system, newly installed uPVC windows and doors, and high-quality internal finishes throughout.

Externally, the property boasts a substantial rear garden, a detached single garage with power and lighting, and ample off-road parking to the front. Located close to excellent public transport links, highly regarded schools, and the excellent local amenities of Whitchurch village, this is a rare opportunity to purchase a wonderful family home in a highly desirable location.

#### **ENTRANCE HALLWAY**

Composite entrance door, original wood block flooring, under-stair storage cupboard.

#### **BEDROOM/SITTING ROOM**

3.33m x 3.62m (10'11" x 11'10")

Front aspect uPVC window, original wood block flooring, picture rail, smooth ceiling, radiator with thermostatic valve.

#### **MASTER BEDROOM**

3.34m x 4.44m (10'11" x 14'6")

A generous master bedroom with front aspect bay uPVC window, fitted carpet, smooth ceiling with coving. Door to:

#### **EN-SUITE**

3.33m x 1.02m (10'11" x 3'4")

Modern suite comprising low level WC, vanity unit with wash hand basin, tiled shower enclosure with mixer shower, part-tiled walls, extractor fan.

#### **BEDROOM**

2.75m x 2.93m (9'0" x 9'7")

A further double bedroom with side aspect uPVC window, original wood block flooring, smooth ceiling with coving, radiator with thermostatic valve.

#### **FAMILY BATHROOM**

3.46m x 1.80m (11'4" x 5'10")

A stunning and spacious four-piece suite comprising freestanding bath, tiled shower enclosure, low level WC, vanity wash hand basin, part-tiled walls, tiled floor, extractor fan, uPVC window.

#### **KITCHEN/DINING/FAMILY ROOM**

8.46m x 3.24m (27'9" x 10'7")

Beautifully presented open-plan living space with tiled flooring throughout. Stylish fitted kitchen with double oven, five-ring gas hob, composite sink unit, and integrated dishwasher. Smooth ceiling with spotlights, rear aspect uPVC windows and bi-folding doors opening onto the rear garden. Ample space for dining and lounge areas.

#### **LANDING**

Carpeted staircase to first floor.

#### **LOFT ROOM**

2.61m x 2.80m (8'6" x 9'2")

Fitted carpet, front aspect uPVC window, radiator with thermostatic valve, eaves storage.

#### **LOFT ROOM**

1.69m x 3.38m (5'6" x 11'1")

Fitted carpet, rear aspect uPVC window, radiator with thermostatic valve, eaves storage.

#### **OUTSIDE**

##### **REAR GARDEN**

Generous landscaped garden mainly laid to lawn with mature borders and paved patio—ideal for outdoor dining and entertaining. Fully enclosed with new fencing and side access.

##### **FRONT**

Driveway providing ample off-road parking.

##### **GARAGE**

Detached single garage with up-and-over door, power and lighting.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F

