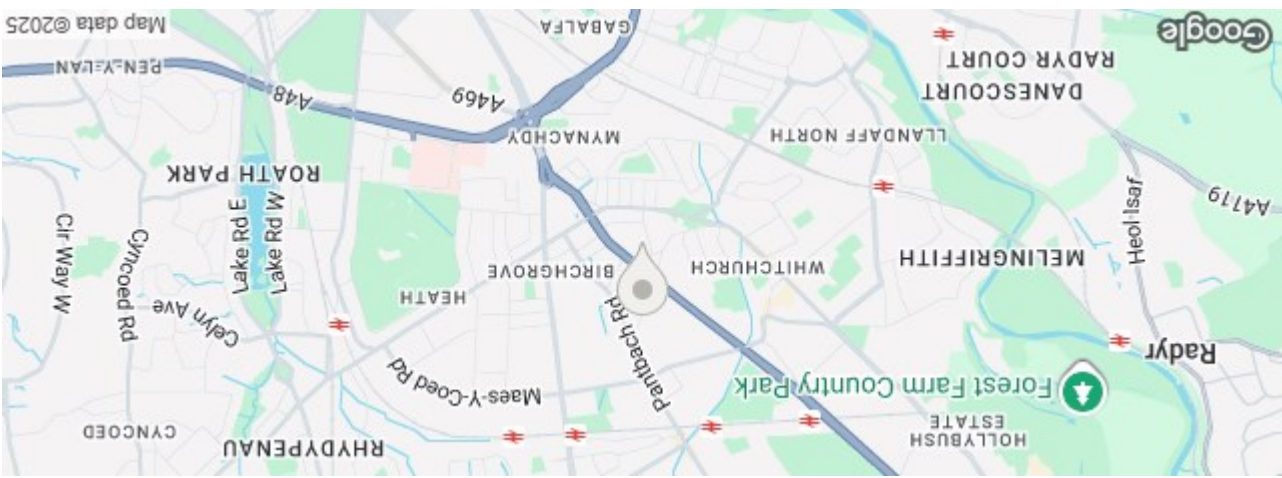




Total area: approx. 945.3 sq. feet



Ground Floor
Approx. 945.3 sq. feet

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not energy efficient - higher running costs		
67		
77		

THOMAS H
WOOD



CONTACT

EMAIL

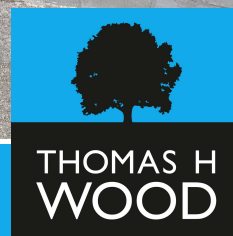
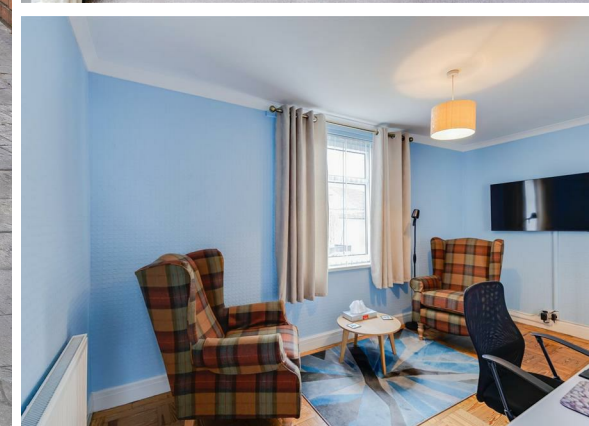
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9 Clas Illtyd,
Whitchurch, Cardiff
CF14 1SA

£475,000
Bungalow - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 945.30 sq ft

Current EPC Rating - D67

Potential EPC Rating - C77

An immaculately maintained and thoughtfully extended three-bedroom detached bungalow, located in a peaceful and highly regarded cul-de-sac in Whitchurch. Ideally located in Clas Illtyd in Whitchurch, this much-loved home is offered to the market for the first time in over 25 years and presents an ideal opportunity for those seeking a spacious and versatile single-storey residence with generous outdoor space. The property briefly comprises an entrance porch and hallway, lounge, dining room, kitchen, three double bedrooms (including master with en-suite), and a separate shower room. Externally, there is a generous driveway to the front, a beautifully landscaped west-facing rear garden, and a detached single garage with lighting and power.

ENTRANCE HALLWAY

Accessed via a fully glazed porch door and UPVC entrance door. Featuring wood block flooring, a plate rack, and radiator panel.

BEDROOM ONE

3.19m x 4.43m (10'5" x 14'6")

Front aspect double bedroom with wood block flooring, papered walls, smooth ceiling with coving, UPVC bay window, and radiator panel. Door to en-suite.

EN-SUITE

1.25m x 3.14m (4'1" x 10'3")

Comprising a shower enclosure, pedestal wash hand basin, and WC. UPVC window to the side.

BEDROOM TWO

3.18m x 4.49m (10'5" x 14'8")

Spacious front aspect bedroom with wood block flooring, papered walls, smooth ceiling with coving, UPVC window, radiator panel, fitted wardrobes, and window seat.

BEDROOM THREE

2.57m x 4.58m (8'5" x 15'0")

Side aspect double bedroom with wood block flooring, papered walls, smooth ceiling with coving, UPVC window, and radiator panel.

SHOWER ROOM

2.03m x 1.87m (6'7" x 6'1")

Modern wet-room style shower with chrome mixer, pedestal wash

hand basin, and WC. With laminate wall panelling, towel radiator, and UPVC window to the side.

DINING ROOM

3.07m x 4.92m (10'0" x 16'1")

Spacious dining area with carpeted flooring, painted walls, smooth ceiling with coving, central gas fireplace, and radiator panel.

LOUNGE

3.99m x 3.99m (13'1" x 13'1")

Bright rear aspect reception room with carpeted flooring, papered walls, coved ceiling, marble fire surround, and hearth with space for electric fire. UPVC sliding doors open to the rear garden. Radiator panel.

KITCHEN

2.81m x 3.93m (9'2" x 12'10")

Fitted kitchen with tiled flooring and splashbacks. Includes a cupboard housing the Baxi combination boiler. UPVC window to the side.

OUTSIDE

FRONT

A generous block-paved driveway with mature planting and access to the detached garage.

REAR

Beautifully landscaped west-facing rear garden with imprinted concrete pathways, mature planting, and well-established borders. A peaceful and private outdoor space ideal for relaxation.

GARAGE

Single detached garage with lighting, power, UPVC side door, and up-and-over main door.

TENURE

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

COUNCIL TAX

Band F



