



23 Park Avenue,
Whitchurch, Cardiff
CF14 7AL



£280,000
Bungalow - Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 1037.00 sq ft

Current EPC Rating - D64

Potential EPC Rating - B82

A wonderful opportunity to purchase this extended, two bedrooms, plus loft room detached bungalow set in the sought after location of Park Avenue in Whitchurch. The bungalow is now in need of refurbishment but offers exceptional potential to create a modern home. There is ample parking to the front and a sizeable rear garden. The property is sold with no onward chain.

ENTRANCE HALLWAY

1.47m x 7.24m (4'9" x 23'9")

Via storm porch and glazed hardwood door. To a spacious hallway with carpeted floor, papered walls with picture rail, textured ceiling and radiator with TRV. Doors to all rooms and stairs to loft rooms.

LOUNGE

3.35m x 4.59m (10'11" x 15'0")

Into bay Overlooking the front aspect with, carpeted floor, papered walls, papered ceiling and radiator with TRV. Deep UPVC bay window and gas fire.

BEDROOM ONE

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

Overlooking the front aspect with, carpeted floor, papered walls with picture rail, papered ceiling and radiator with TRV. UPVC window and fitted wardrobes.

SITTING ROOM/BEDROOM TWO

3.36m x 3.57m (11'0" x 11'8")

Overlooking the side aspect with, carpeted floor, papered walls with picture tiled ceiling and radiator with TRV. UPVC window, gas fire and airing cupboard.

KITCHEN

3.36m x 2.29m (11'0" x 7'6")

Tiled floor, wall and base units and modern Baxi boiler. Single glazed windows to side and rear. Glazed door to garden.

W.C.

0.91m x 1.40m (2'11" x 4'7")

Low level WC, wood block floor, tiled and papered walls.

BATHROOM

1371m x 2.27m (4498'0" x 7'5")

Panelled bath, wash hand basin vanity unit, radiator panel and single glazed window to rear. Tiled floor and tiled ceiling.

RECEPTION ROOM

2.76m x 6.38m (9'0" x 20'11")

Generous through room with carpeted floor, leading to wood block floor, papered walls, textured ceiling radiator panels with TRV UPVC window to side hardwood window to rear.

FIRST FLOOR

Via carpeted staircase to landing. UPVC window to rear. Doors to all rooms and eaves storage.

ROOM ONE

2.59m x 2.78m (8'5" x 9'1")

Carpeted floor, papered walls, textured ceiling, UPVC window to front aspect, radiators with TRV and eaves storage.

ROOM TWO

1.76m x 3.38m (5'9" x 11'1")

Carpeted floor, papered walls, textured ceiling, UPVC window to rear aspect and eaves storage.

OUTSIDE

FRONT

With ample off road parking and potential to extend the driveway.

REAR

A generous rear garden with patio, lawn area, greenhouses and single detached garage with lean to shed. Secure and gated access to driveway. Timber perimeter fencing to sides and rear.

TENURE

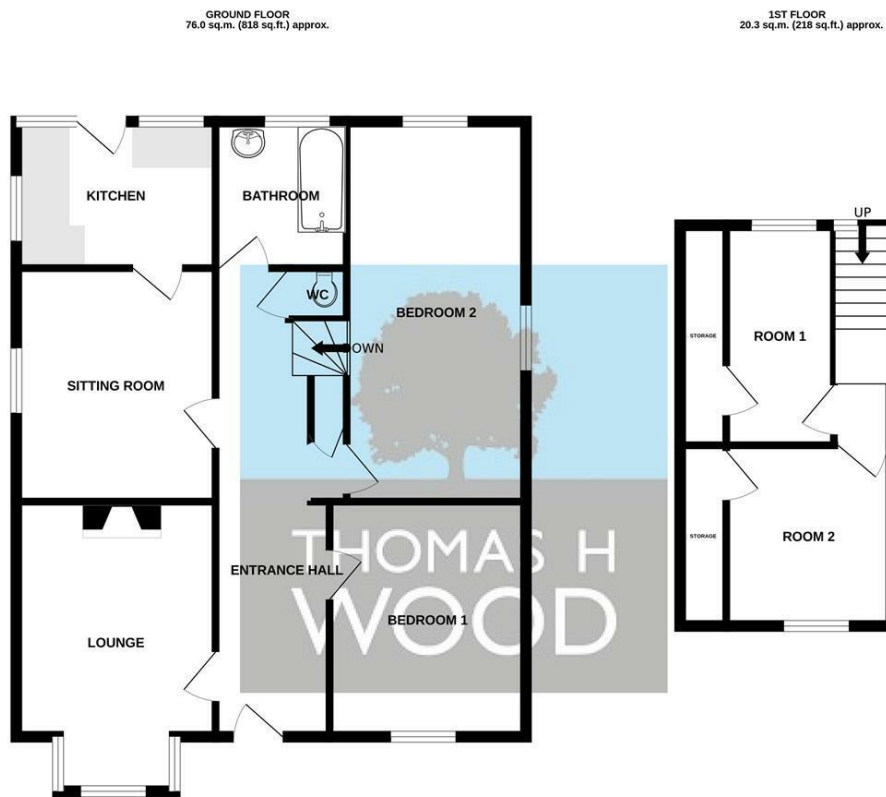
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F

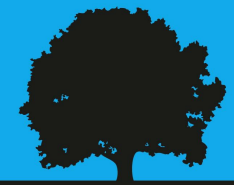
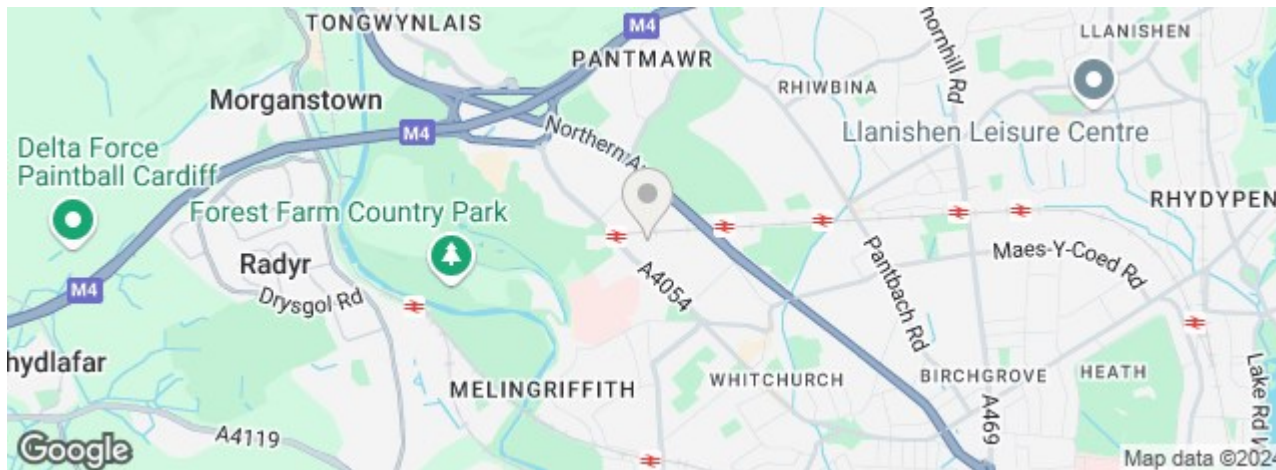






TOTAL FLOOR AREA : 96.3 sq.m. (1037 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	