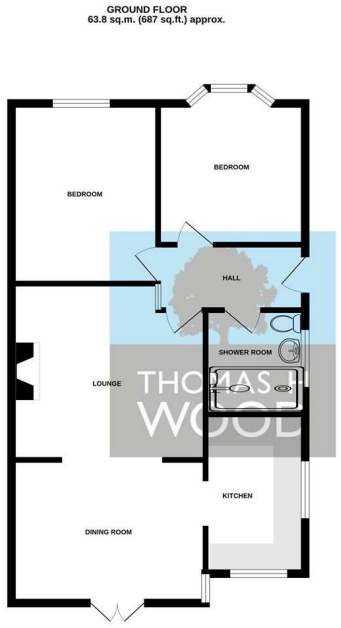
Glas-Y-Pant,
Whitchurch, Cardiff,
CF14 7DB

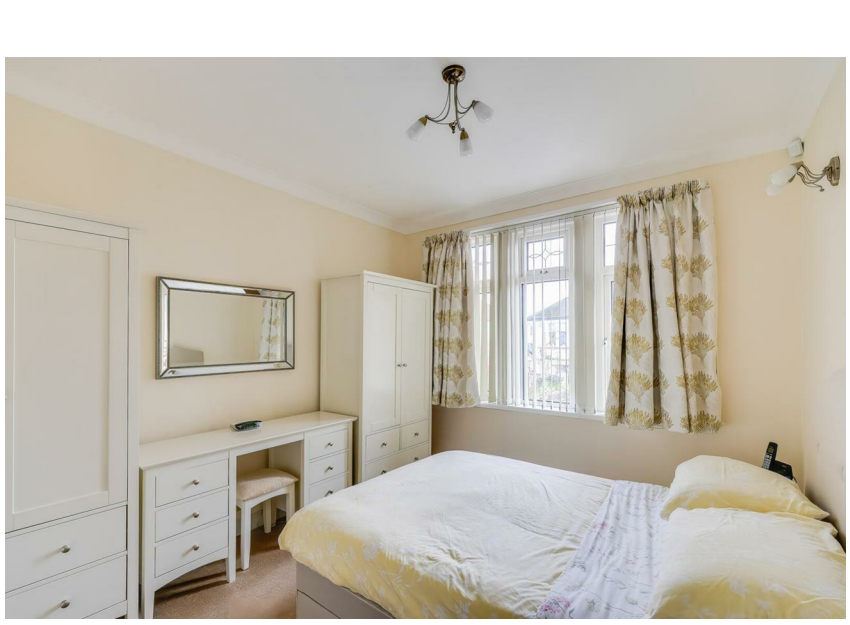
THOMAS H WOOD

Asking Price
£350,000

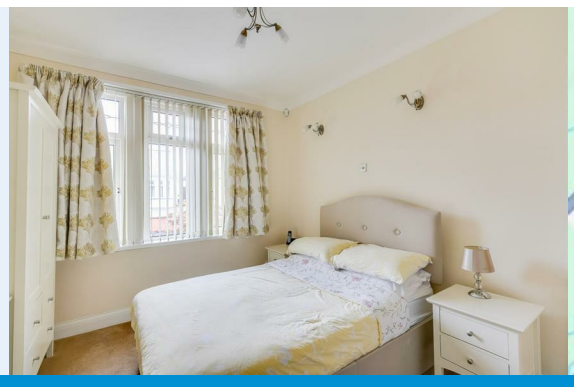
thomashwood.com

To book a viewing call 02920 626252





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.



THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

An immaculate and fully refurbished two double bedroom bungalow, ideally positioned on this quiet cul de sac within the highly desirable Whitchurch area. 16 Glas Y Pant has undergone a comprehensive refurbishment in 2019, to include a new roof, central heating system, windows and electrics, and is now offered for sale in excellent decorative order throughout. Further benefits a low maintenance rear garden, off-road parking, a single detached garage with power, and the added advantage of no onward chain. The property is close to the villages of Whitchurch and Rhiwbina, the excellent public transport links, highly regarded schools and the excellent local amenities.

ENTRANCE HALLWAY
Via composite door to the entrance hallway. Doors to all rooms and loft access and pull-down ladder. The loft is boarded and benefits from Velux windows and generous eaves storage. The Baxi combination boiler is housed in the eaves.

BEDROOM ONE
12'0" x 12'0"
A generous master bedroom with front aspect, carpeted flooring, painted walls, smooth ceiling with coving, UPVC window with fitted blind, radiator with TRV, fitted wall lights and ample space for bedroom furniture.

BEDROOM TWO
10'1" x 12'5" (into bay)
A well-proportioned second double bedroom with front bay aspect, carpeted flooring, painted walls, smooth ceiling with coving, UPVC bay window with fitted blind and radiator with TRV.

Features

- Immaculate two double bedroom bungalow
- Fully refurbished in 2019, including new roof, central heating system, windows and electrics
- Offered for sale in excellent order throughout
- No onward chain
- Enclosed rear garden
- Single detached garage with power
- Off-road parking
- Popular and convenient Whitchurch location

SHOWER ROOM
6'3" x 6'10"
A modern three-piece shower room comprising walk-in shower with chrome mixer and handheld shower, pedestal wash hand basin and low-level WC, with fully tiled walls and floor, chrome towel radiator and UPVC side window with fitted blind.

thomashwood.com

To book a viewing call 02920 626252

LOUNGE
13'8" x 12'4"
A comfortable reception room with carpeted flooring, painted walls, smooth ceiling with coving, feature electric fire, radiator with TRV and open plan flow through to the dining area.

DINING ROOM
13'3" x 9'4"
A bright and versatile dining space with tiled flooring, painted walls, smooth ceiling, UPVC French doors opening to the rear garden, UPVC side window with fitted blind and open archway through to the kitchen.

KITCHEN
6'5" x 10'2"
Fitted with a range of wall and base units with contrasting work surfaces over, incorporating an integrated Bosch dishwasher, hob and electric oven, with space and plumbing for washing machine and fridge freezer, part tiled walls, smooth ceiling and UPVC windows to the side and rear.

OUTSIDE
REAR GARDEN
An enclosed rear garden with patio seating area leading to a level lawn, timber fencing to boundaries, gated side access and access to the detached single garage.

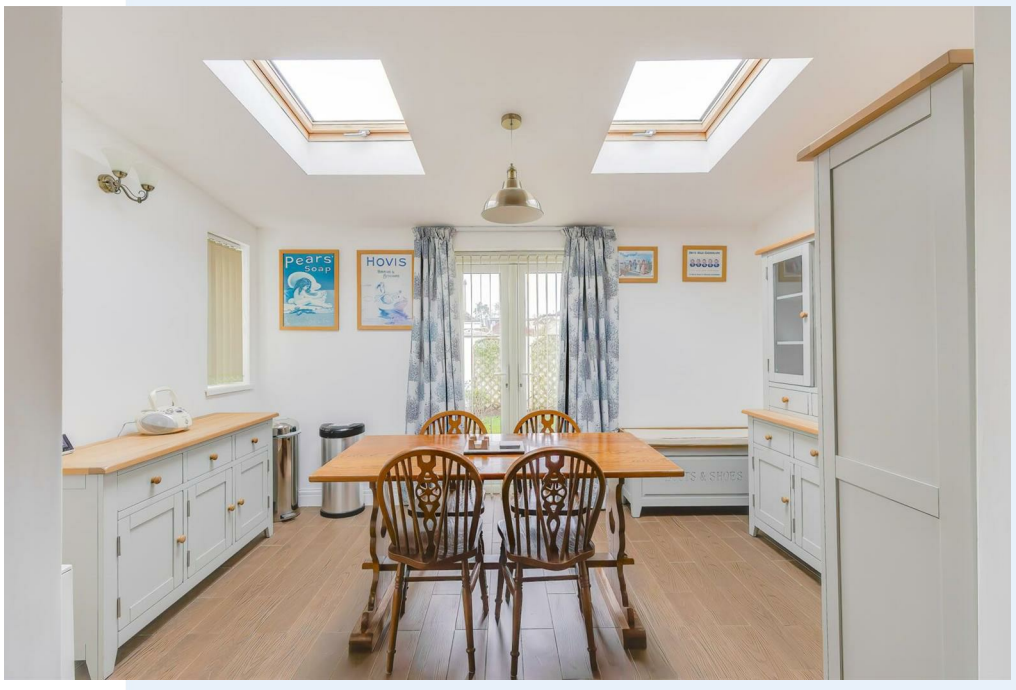
GARAGE & PARKING
A single detached garage with power and lighting, together with off-road parking.

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

COUNCIL TAX
Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 687.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D