



Yorath Road,  
Whitchurch, Cardiff,  
CF14 1QB



£475,000

3 Bedrooms  
Bungalow - Detached

A fantastic opportunity to acquire this three-bedroom detached bungalow located on the highly desirable Yorath Road in Whitchurch, Cardiff. The property offers generous living accommodation with two spacious reception rooms and provides exceptional potential to refurbish and modernise to a high standard. There is further scope to extend to the rear and into the loft (subject to the necessary planning permissions), creating a superb family home in a prime residential area. Ideally positioned within walking distance of Whitchurch village, the property benefits from close proximity to excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended. To be sold with no onward chain.

### ENTRANCE HALL

Accessed via the main front door, leading to a spacious entrance hallway. With carpeted floor, papered walls, papered ceiling with coving, and radiator panel. Doors to all rooms.

### LOUNGE/BEDROOM

12'4" x 13'7"

A bright and spacious front-facing reception/bedroom with feature fireplace, UPVC bay window and radiator panel. With carpeted floor, papered walls, and papered ceiling with coving.

### BEDROOM ONE

12'4" x 13'11"

A spacious double bedroom overlooking the front aspect, offering excellent natural light. With fitted wardrobes to two walls, carpeted floor, papered walls, papered ceiling with coving, UPVC bay window and radiator panel.

## Features

- Detached three-bedroom property
- Two spacious reception rooms
- Excellent potential to refurbish to a high standard
- Scope to extend to the rear and into the loft (subject to planning)
- Highly sought-after Whitchurch location
- Close to excellent transport links, schools, and local amenities

### BEDROOM TWO

10'10" x 9'4"

A further double bedroom overlooking the side aspect garden, ideal as a guest or family room. With carpeted floor, papered walls, papered ceiling with coving, UPVC window and radiator panel.



**BATHROOM**

10'9" x 9'3"

Currently fitted with a traditional five-piece suite, offering scope for full refurbishment. With corner bath, pedestal wash hand basin, low-level WC, bidet, and shower enclosure.

**INNER HALLWAY**

Inner hallway leading to;

**DINING ROOM**

8'7" x 11'7"

A versatile space with UPVC sliding doors opening to the rear garden. With laminated floor, papered walls, papered ceiling with coving, and radiator panel.

**KITCHEN**

7'6" x 11'4"

Currently fitted with a range of wall and base units with contrasting work surfaces. Built-in double oven, low-level gas hob, and space and plumbing for washing machine. Sink and drainer overlooking the rear garden

**OUTSIDE**

**FRONT**

A generous block paved driveway providing ample off-road parking. Gate to the rear garden.

**REAR**

A delightful rear garden with mature plants, trees and shrubs. Featuring a pond, summerhouse and shed. Timber perimeter fencing and gate to the front.

**TENURE**

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





**COUNCIL TAX**

Band E

**Information**

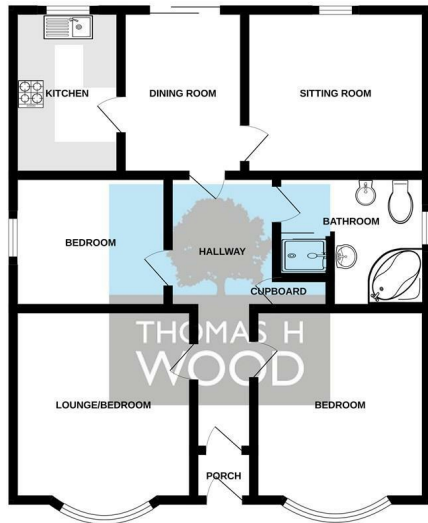
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 981.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



-  3 BEDROOMS
-  1 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: D



**GROUND FLOOR**  
91.1 sq.m. (981 sq.ft.) approx.

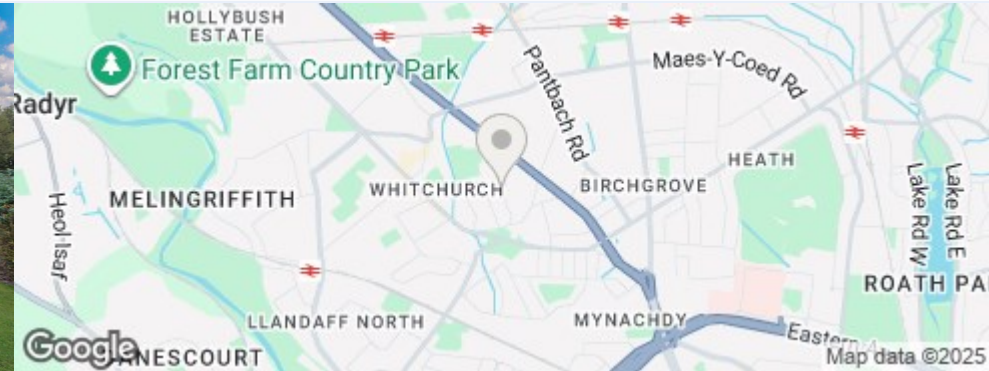


**3 BEDROOM DETACHED**  
TOTAL FLOOR AREA: 91.1 sq.m. (981 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of all areas, fixtures, fittings and any other items are approximate and no responsibility is taken for any inaccuracies on this statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown here are not intended to be guaranteed as to their quality or quantity and are shown as to the best of our knowledge.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**CONTACT**

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**RADYR BRANCH**

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