



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



To book a viewing call 02920 626252

thomashwood.com



Clas Illtyd,
Whitchurch, Cardiff,
CF14 1SA

* Back to Market * No Onward Chain * Probate Granted * An exciting opportunity to acquire this thoughtfully extended three-bedroom detached bungalow, situated in the peaceful and highly regarded cul-de-sac of Clas Illtyd, Whitchurch. Offered to the market for the first time in over 25 years, this much-loved family home provides spacious, versatile and well-maintained single-storey living, ideal for those seeking comfort, accessibility and scope to modernise. The accommodation briefly comprises an entrance porch and hallway, generous lounge, separate dining room, well-proportioned kitchen, three double bedrooms including a master with en-suite, and a separate shower room. Externally, the property benefits from a large driveway to the front, a beautifully landscaped west-facing rear garden designed for low-maintenance enjoyment, and a detached single garage equipped with lighting and power. Viewings are highly recommended.



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

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

4'7" x 10'3"

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

BEDROOM TWO

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.



Features

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- MASTER EN-SUITE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- CLOSE TO WHITCHURCH VILLAGE
- EXCELLENT TRANSPORT LINKS
- VIEWINGS RECOMMENDED
- NO ONWARD CHAIN

BEDROOM THREE

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

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

10'0" x 16'1"

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

LOUNGE

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

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

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 945.30 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



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

