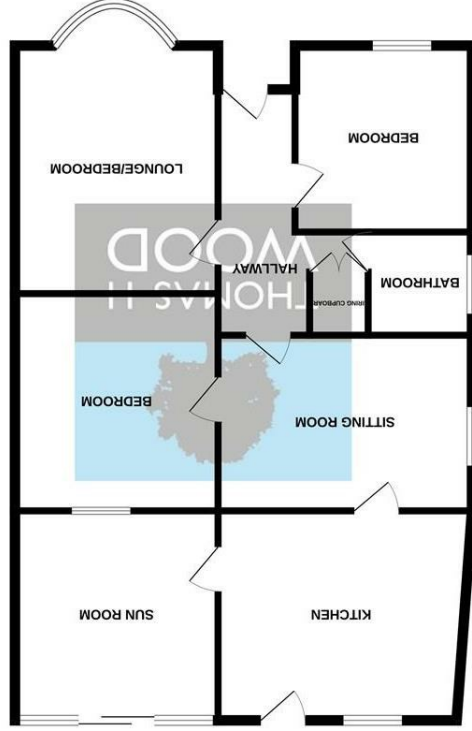


**TOTAL FLOOR AREA: 90.0 sq. ft. (968 sq. ft. approx.)**



**GROUND FLOOR**  
90.0 sq.m. (968 sq.ft.) approx.

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WEBSITE

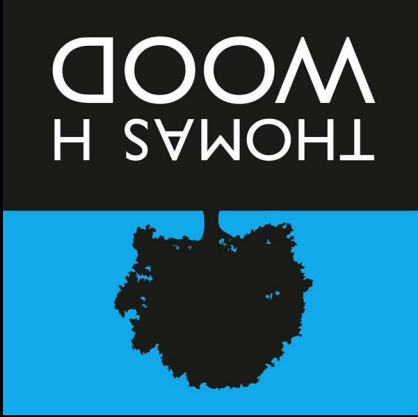
02920 626252

TELEPHONE

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EMAIL

## CONTACT





5 Cae Maen,  
Whitchurch, Cardiff  
CF14 1UP

Asking Price £350,000  
Bungalow - Semi Detached  
2 Bedrooms

**Tenure - Freehold**

**Floor Area - 968.00 sq ft**

**Current EPC Rating - D61**

**Potential EPC Rating - B85**



A very generous two/three-bedroom semi-detached bungalow situated in this quiet cul-de-sac, Cae Maen. This exciting opportunity is offered for sale no onward chain and viewings are recommended to appreciate the potential of this property.

Within walking distance to Birchgrove, the highly regarded primary and secondary schools and the excellent public transport links to the City. The accommodation comprises; entrance hallway, lounge/bedroom, two bedrooms, sitting room, fitted kitchen and sunroom. The property further benefits from generous off-road parking, opportunity to convert the roof space (subject to planning) and a super rear garden. No chain.

#### **HALLWAY**

Via hardwood door to hallway. With wood block floor, painted and papered walls with picture rail. Doors to all room and airing cupboard.

#### **BEDROOM**

3.07m x 3.18m (10'0" x 10'5")

With wood block flooring, fitted wardrobes, UPVC windows and radiator panel.

#### **LOUNGE/ BEDROOM**

3.43m x 4.55m into bay (11'3" x 14'11" into bay)

With wood block flooring, fitted shelving, gas fire, UPVC windows and radiator panel.

#### **BATHROOM**

1.71m x 1.73m (5'7" x 5'8" )

with walk in bath/shower, low level WC and wash hand basin vanity unit. Tiled walls and UPVC window to side.

#### **BEDROOM**

3.43m x 4.06 (11'3" x 13'3")

With wood block flooring, fitted wardrobes, UPVC windows and radiator panel.

#### **SITTING ROOM**

4.45m x 2.86m (14'7" x 9'4")

With wood block flooring, fitted units, gas fire, UPVC window and radiator panel.

#### **KITCHEN**

3.83m x 3.62m (12'6" x 11'10")

With a range of wall and base units with complimentary work surfaces over. Double electric ovens, electric hob and stainless-steel sink and drainer. Plumbed for automatic washing machine. UPVC windows to side and rear and UPVC glazed door to the garden.

#### **SUNROOM**

3.28m x 3.86m (10'9" x 12'7")

A great space with plastered walls, wall heater and UPVC glazed lantern roof. UPVC sliding doors to the rear garden.

#### **OUTSIDE**

##### **FRONT**

A generous frontage with ample off-road parking to the front and further driveway to the side. Gate to rear garden.

##### **REAR**

A substantial rear garden providing ample opportunity to extend the property further if desired. Detached garage. Generous laid lawn with mature plants, shrubs and trees.

#### **TENURE**

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

#### **COUNCIL TAX**

Band E

