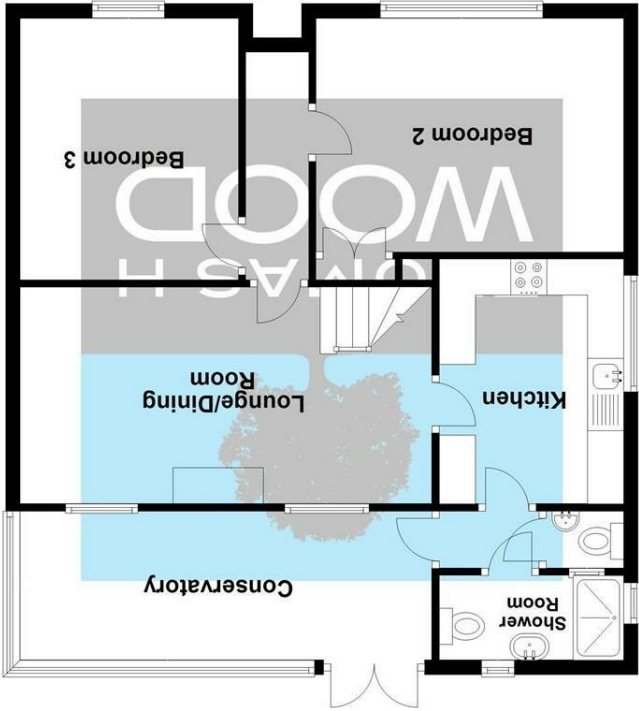
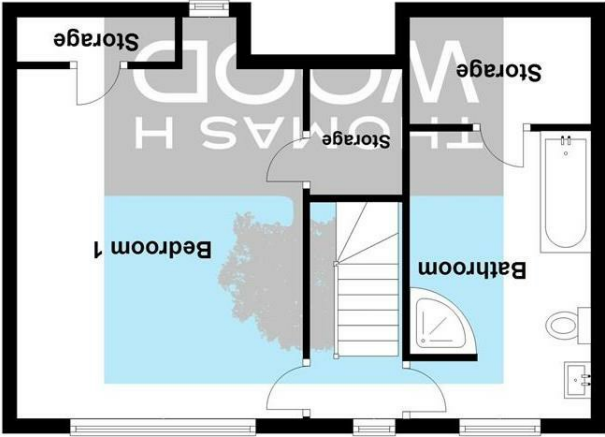


Total area: approx. 1248.5 sq. feet



Ground Floor
Approx. 799.6 sq. feet



First Floor
Approx. 448.9 sq. feet

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

THOMAS H WOOD



CONTACT

EMAIL

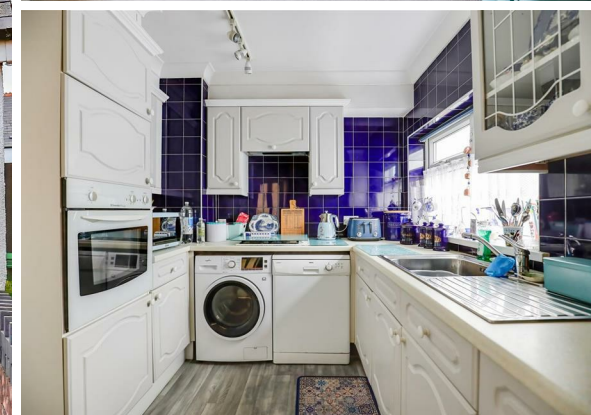
sales@thomashwood.com

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64 Heol Don,
Whitchurch, Cardiff
CF14 2AT

Asking Price £415,000
Bungalow - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1248.50 sq ft

Current EPC Rating - D68

Potential EPC Rating - B83



A very well presented and deceptively spacious, three double bedroom detached dormer bungalow located on Heol Don in Whitchurch. This rare opportunity is offered for sale in immaculate order throughout and benefits from a beautiful rear garden and off road parking. Within walking distance of the village and ideally located for the excellent bus and train services. The property briefly comprises; two double bedrooms to the ground floor, a separate lounge, fitted kitchen, WC, bathroom and a conservatory with access to the rear garden. To the first floor is the master bedroom with spacious four piece en suite. Ample off road parking, beautiful front and rear gardens and detached workshop complete this delightful home.

LOCATION

Heol Don is arguably one of the most sought after addresses in Whitchurch. Whitchurch is known for its charming village atmosphere, excellent primary and secondary schools, local shops, parks and the picturesque Taff Trail. The community feel and proximity to the excellent amenities make it an attractive place for first time buyers and families alike. Furthermore, the village is well supported by the excellent bus and rail services and easy access to the M4.

ENTRANCE HALLWAY

Entrance via storm porch and UPVC front door to spacious hallway. Radiator. Doors to all rooms.

BEDROOM THREE

3.58m x 3.23m (11'9" x 10'7")
Overlooking the front aspect with carpeted floor, painted walls and papered ceiling. UPVC double glazed window to front. Radiator. Power points. Range of fitted wardrobes. Storage cupboard.

BEDROOM TWO

3.61m x 3.02m (11'10" x 9'11")
BEDROOM TWO
11' 10" x 9' 11" Overlooking the front aspect with carpeted floor, painted walls and papered ceiling with coving. UPVC double glazed window to front. Radiator. Power points.

LOUNGE

5.69m x 2.97m (18'8" x 9'9")
Carpeted floor, painted walls and papered ceiling with coving. Two glazed windows overlooking the conservatory. Feature electric Radiator. Stairs rising to the first floor. Telephone point. Power point. Door to kitchen.

KITCHEN

3.33m x 2.49m (10'11" x 8'2")
Fitted with a range of wall and base units with work surfaces over and tiled splash backs. Stainless steel sink with drainer. Integral hob and oven. washing machine and dishwasher. Space for fridge freezer. Power points. Step down to rear inner hall with access to:

W.C.

0.79m x 1.41m (2'7" x 4'7")
Low level W.C, wash hand basin and new, Baxi wall mounted combination boiler.

SHOWER ROOM

1.22m x 2.51m (4'0" x 8'2")
Double glazed window to side and rear. Three piece suite comprising wet room shower, shower cubicle, pedestal wash hand basin, low level WC and radiator.

CONSERVATORY

4.66m x 2.36m (15'3" x 7'8")
A relaxing space with delightful views of the well-manicured garden. With ceramic tiled floor, UPVC Double glazed windows and door to rear. Radiator.

LANDING

Double glazed window to rear. Doors to the bedroom and ensuite bathroom.

BEDROOM ONE

4.83m x 3.96m (15'10" x 13')
A very generous master bedroom with carpeted floor, painted walls and smooth ceiling. UPVC Double glazed window to rear. Skylight window to front. Door to walk in wardrobe. Access into eaves. Radiator. Power points.

ENSUITE BATHROOM

4.04m x 2.31m (13'3" x 7'7")
A four piece suite with panelled bath, low level W.C, pedestal wash hand basin and shower cubicle. Radiator. Storage cupboard to the eaves.

OUTSIDE

FRONT

Block paved driveway with decorative stone garden. Brick built perimeters.. Off road parking.

REAR

A beautiful rear garden with large lawn area enclosed by panelled fencing. An array of mature plants, flowers and shrubs. Vegetable plot. Outside tap. Detached work shop.

TENURE

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

COUNCIL TAX

Band E

