

Chambers

Estate Agents



Heol Waun Y Nant, Whitchurch, Cardiff, South Glamorgan, CF14 1JZ
Guide Price £430,000



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Beautifully presented three-bedroom bay-fronted semi-detached home, thoughtfully modernised to provide stylish contemporary accommodation. Featuring an open-plan kitchen/diner, utility and cloakroom, detached garage, off-road parking and a private sunny garden backing onto a charming shallow brook. Further potential to extend and improve, subject to the necessary planning permissions and consents.



3 Bedrooms



1 Bathrooms



2 Receptions





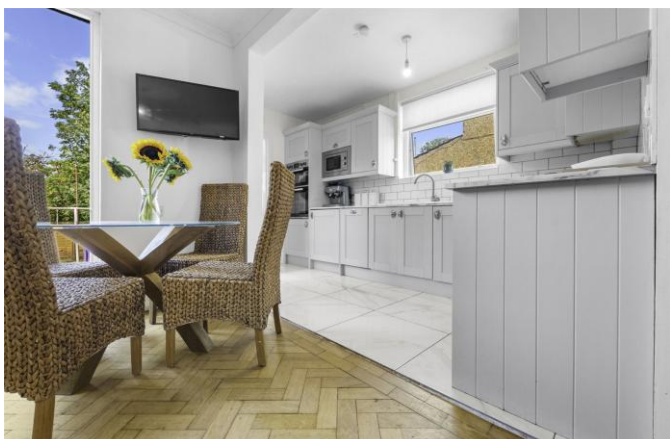
The accommodation is approached via a welcoming entrance hall, leading into a well-proportioned living room which retains the appealing proportions and character associated with this style of traditional Cardiff home. To the rear, the property opens into an impressive open-plan kitchen and dining room, creating a bright and sociable space ideally suited to modern family life and entertaining. The kitchen has been comprehensively fitted with a contemporary range of wall and base units, contrasting work surfaces and a generous selection of integrated appliances. The open-plan arrangement creates an excellent flow between the kitchen and dining areas, whilst a useful adjoining utility and cloakroom/WC provides excellent additional functionality, incorporating space and plumbing for both a washing machine and tumble dryer.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom. The accommodation has been carefully considered by the current owners to create a comfortable and contemporary living environment throughout, whilst double glazing and gas central heating via a combination boiler further complement the property.

Externally, the property benefits from off-road parking to the front together with a detached garage. To the rear is a particularly attractive private and enclosed garden which enjoys a sunny aspect and backs directly onto a shallow brook. This is a charming and unusual feature, providing an attractive outlook and a sense of privacy and tranquillity rarely found in such a convenient suburban setting. The garden has been well tended and designed for ease of maintenance, whilst providing a generous space for outdoor dining, entertaining and relaxation.

Tenure: Freehold
Council Tax Band: F

EPC: To be confirmed
Total area (approx.): 997 sq ft

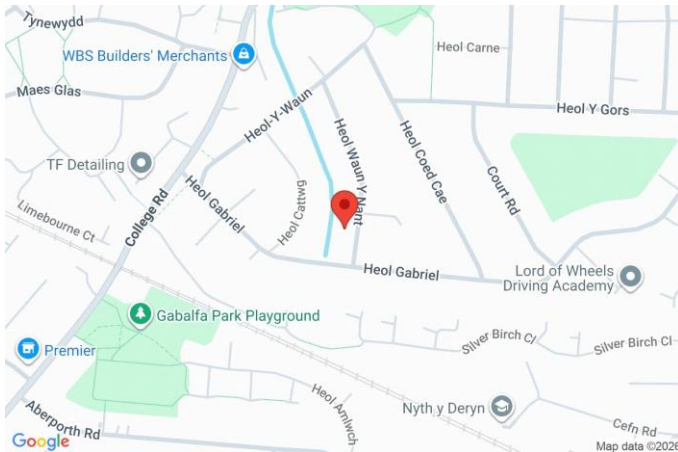


The image displays two floor plans for a property. The **GROUND FLOOR** on the left includes a Kitchen (12'8" x 6'4"), a Dining Area (13'2" x 12'11"), a Living Room (13'0" x 12'11"), an Entry (12'8" x 5'10"), a WC (2'2" x 7'4"), and a staircase. The **FIRST FLOOR** on the right includes a Primary Bedroom (12'10" x 13'2"), a Bedroom (12'11" x 11'4"), a Bedroom (9'3" x 7'6"), a Bathroom (6'5" x 5'7"), and a Hall (7'3" x 5'2").

GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 997 sq.ft
GROUND FLOOR: 519 sq.ft, FIRST FLOOR: 478 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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