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property sales & lettings

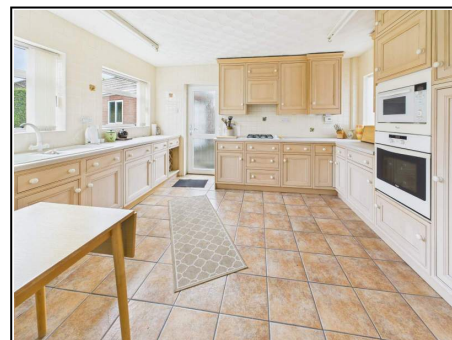
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**Greenclose Road
Cardiff
Cardiff
CF14**

Guide Price £725,000



- Enviably located 2 double bedroom detached bungalow on generous plot
- Spacious principal reception room
- Adjacent family room/dining room
- Excellent size fitted kitchen/breakfast room
- 2 large double bedrooms with fitted wardrobes
- Very well proportioned bathroom/shower room
- Beautifully presented and maintained throughout
- Lengthy driveway and detached tandem garage
- Private and enclosed front and rear gardens
- Potential to further develop/extend if desired



Ref: PRA53794

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and very generously proportioned 2 double bedroom detached bungalow in highly desirable location Edwards and Co are delighted to offer for sale this fabulous property located close to all of Whitchurch's wonderful local amenities. The property benefits from having 2 excellent size bedrooms, both with fitted wardrobes, a large bathroom/shower room together with 2 very well proportioned reception rooms and spacious kitchen/breakfast room. The property offers exceptional potential to extend and further develop if so desired STPP. Must be viewed to be fully appreciated.



Driveway & Front Entrance

This charming bungalow is approached via a lengthy paved driveway, framed by well-maintained hedges that provide a degree of privacy. The exterior features a traditional design with a pitched roof and a combination of brick and rendered walls. The surrounding landscape includes a neat lawn area complemented by established shrubs and trees, enhancing the overall kerb appeal. To the side, there is a detached garage, accessible from the driveway, offering additional storage or parking options. Overall, the property is set in a tranquil environment, making it an inviting prospect for potential buyers.



Driveway

The property is set within a generous plot, offering a lush green lawn and well-established hedges that provide privacy. A lengthy paved driveway leads to an adjacent detached garage, ensuring convenient access and ample parking. The surrounding garden adds to the overall appeal, making it an inviting space for outdoor enjoyment. This property is perfect for those seeking a peaceful lifestyle in a desirable location.



Front Garden

This very sizeable outdoor space features a well-maintained garden with lush green grass and a variety of plants. The area is bordered by neatly trimmed hedges, providing a sense of privacy. Bright yellow flowers add a cheerful touch, complemented by patches of purple blooming plants. The garden is enclosed, creating a tranquil atmosphere, and there is ample room for outdoor activities or gardening. The backdrop includes residential properties, set within a pleasant neighbourhood.



Entrance Porch

The bright and airy entrance porch/sunroom features a substantial amount of glass, allowing for ample natural light. The flooring is tiled, providing a durable and easy-to-maintain surface. The entrance door leads to the exterior, creating a seamless connection with the outdoor space. The room is enclosed, offering a sheltered area while still providing views of the garden and the surrounding landscape.



Entrance Hallway

This brightly decorated and welcoming hallway features a combination of hardwood flooring and natural light from the windows, enhancing the sense of space. The layout is open and inviting, with walls painted in a neutral shade that provides a fresh and clean appearance. The design allows for easy movement throughout the area, leading to other rooms within the property. The presence of windows contributes to a bright atmosphere, while decorative elements like the stained glass add a characterful touch. Access doors to Principal Reception Room, Bedrooms 1 and 2 and Bath/Shower Room.



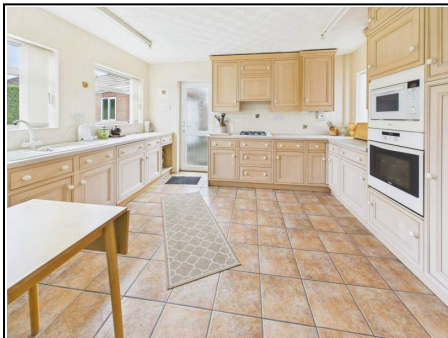
Principal Reception Room

The spacious main living room features large windows that allow ample natural light to fill the space, providing a pleasant view of the rear gardens. The room boasts a stylish wooden floor, creating a warm and inviting atmosphere. Its layout offers flexibility for seating arrangements and is designed for comfortable living. The neutral wall colour enhances the brightness of the room, making it feel airy and open. Ideal for relaxation and entertaining, this space is a key feature of the property.



Family room/dining room

The family room/dining room is another excellent size reception room that features a spacious layout with ample natural light streaming in through large windows overlooking the front aspect. The decor includes neutral wall tones and a soft carpeted floor, contributing to a warm and inviting atmosphere. There is a sense of openness, making it suitable for various layouts and purposes.



Kitchen/breakfast room

This spacious kitchen features a generous layout with ample countertop space. The cabinetry is finished in a light shade, contributing to a bright and airy atmosphere. There is a gas hob with extractor above, an electric oven and eye-level microwave. There are multiple windows that allow natural light to flood the area, enhancing the overall openness of the room. The flooring consists of tiled surfaces, providing durability and ease of maintenance. Access to an external door further adds convenience.



Bedroom 1

Bedroom 1 is a spacious double bedroom that features a large window with a decorative lattice detail that allows abundant natural light to fill the space. The neutral colour palette enhances the feeling of openness and tranquillity. The room presents a generous layout, offering ample floor space that can be tailored to various uses. The flooring is carpeted and there are fitted wardrobes to the one wall.



Bedroom 2

Bedroom 2 is also a well-proportioned double bedroom that features large windows overlooking the rear aspect, enhancing the spacious feel of the area. The walls are painted in a neutral hue, providing a calming atmosphere. The floor is covered with a soft, carpeted surface, adding to the comfort of the space. The bedroom also features generous fitted wardrobes.



Bath/Shower Room

The spacious bathroom/shower room features a neutral tiled wall design and offers ample natural light through a well-placed window. The layout includes areas for both bathing and showering, enhancing functionality. There is a dedicated space that allows for ease of movement within the room, making it suitable for day-to-day use. The flooring is finished in a durable material, adding to the practicality of the space. Please note that the bath/shower room was originally a 3rd bedroom with an adjacent bathroom in the original layout of the home. The two rooms were merged to create a large bathroom with separate shower to accommodate for previous mobility needs.



Rear Garden

This property features an expansive garden area, characterised by a well-maintained lawn surrounded by mature hedging that provides privacy. The space includes a stone-paved patio, which offers ample room for outdoor activities and potential landscaping options. The overall layout provides a serene environment, perfect for enjoying outdoor leisure. The garden is fully enclosed, ensuring a safe and secure space for various uses.



Paved Terrace

The inviting outdoor space features a well-maintained patio area, perfect for relaxation and outdoor entertaining. The adjacent garden is set in a spacious layout, with a combination of neat lawn and planted areas, creating a pleasant and verdant environment.



Detached Garage/Workshop

Brick built detached 'tandem' garage with tiled roof. To the driveway is an up and over access door and to the side are French doors leading into the workshop area. The two areas are accessed internally via an open archway. The workshop area would make an ideal home office or garden room if so desired.

Agents Opinion

Rarely does a property of this size and style on such a desirable address come to market and therefore we would strongly suggest early viewings to avoid any disappointment. The property is currently a beautifully presented and generously proportioned detached bungalow however offers the potential to develop the same into a far larger 2 or 3 storey family sized home, subject to the necessary permissions, if so desired. The property occupies a well proportioned plot with a lengthy driveway, garage and very private gardens and is within only a short distance of Whitchurch Common, The Village centre and some of Cardiff's finest schools. Not to be missed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:62

Tenure

We are informed that the tenure is Freehold


Council Tax

Band F



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.