

FOR SALE

Guide Price £345,000 to £355,000 Freehold



Celtic Road, Cardiff, South Glamorgan. CF14 1EG

- 3 BEDROOMS
- MID-TERRACE with REAR LANE VEHICULAR ACCESS
- GROUND FLOOR WETROOM & WC
- FULL WIDTH DRIVEWAY
- FULLY BOARDED LOFT SPACE
- CONSERVATORY with SOLID ROOF
- LONG REAR GARDEN with REAR LANE VEHICULAR ACCESS
- POPULAR WHITCHURCH LOCATION CLOSE TO A470 & M4
- CLOSE TO ALL AMENITIES inc. Heath Hospital (UHW)
- GAS C/H & uPVC DOUBLE GLAZING



Mr Homes Estate Agents

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk



PROPERTY DESCRIPTION

A fantastic opportunity to acquire a 3-bedroom mid-terrace house in the highly sought-after Whitchurch area, this property blends practical living with modern conveniences. Featuring two generously sized reception rooms including a conservatory with a solid roof, the home is perfectly designed for family life and entertaining guests. The long rear garden, which benefits from private rear lane vehicular access, provides an inviting outdoor space ideal for gardening or relaxing. Practical enhancements include a ground-floor wetroom and separate WC, gas central heating, and uPVC double glazing throughout, ensuring a comfortable and energy-efficient home. The addition of a fully boarded loft offers excellent extra storage.

Located in the popular area of Whitchurch, this home is perfectly positioned for those seeking a friendly community atmosphere with excellent access to local amenities and transport links, including A470 & M4, as well as University Hospital Wales (UHW).

Step inside to discover the welcoming entrance porch and hallway leading into the dual aspect living room. The well-appointed kitchen provides ample storage and work surfaces. The conservatory's solid roof ensures all-year usability, making it a versatile extension for dining, hobbies, or simply soaking up natural light.

On the ground floor, a practical wetroom and WC offer convenient facilities, making this home especially suitable for families or those requiring easy-access amenities. Upstairs you'll find three comfortable bedrooms, all benefiting from natural light and good proportions. The bedrooms are served by a well-maintained family bathroom and separate WC.

Externally, the long rear garden is a standout feature of this home, offering a generous outdoor space with the advantage of rear lane access for added convenience. The garden is ideal for outdoor entertaining, gardening enthusiasts, or for children to play safely. At the front, the full-width driveway provides ample parking.

Whether you are a growing family, a professional couple, a downsizer looking for the convenience of the ground floor amenities, or a landlord seeking to grow your portfolio, this home caters to a wide range of needs.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to tarmacadam and block paving; borders to both side with mature bushes and shrubs

Entrance Porch

6' 1" x 6' 9" (1.85m x 2.06m) Accessed via uPVC double doors with obscured DG panels; vinyl flooring; obscured DG windows to both sides; access to Kitchen and Inner Hallway

Hallway

5' 8" x 3' 9" (1.73m x 1.14m) Vinyl flooring; radiator; access to Living Room; carpeted stairs rise to First Floor

Kitchen/Diner

10' 7" x 13' 9" (3.23m x 4.19m) Accessed via timber door with glazed panel; vinyl flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; ceramic sink with half bowl, draining board and mixer tap; space and plumbing for washing machine; space and plumbing for dishwasher; space for tumble dryer; space for free-standing fridge/freezer; space for range-style cooker; larder; under stairs storage cupboard; access to Living Room and Rear Hallway

Living Room

11' 0" x 17' 8" (3.35m x 5.38m) Carpeted; radiator; fireplace; uPVC leaded DG window to front; open plan to Conservatory

Conservatory

6' 9" x 11' 11" (2.06m x 3.63m) LVT flooring; uPVC construction with mixture of obscured and clear DG

Rear Hallway

4' 0" x 6' 5" (1.22m x 1.96m) Tiled flooring; access to Wetroom; uPVC door with obscured DG panel provides access to Rear Garden; uPVC obscured DG window to side

Wetroom & WC

6' 5" x 7' 4" (1.96m x 2.24m) Non-slip flooring; partly tiled walls; radiator; AKW electric shower; various grab handles; WC; pedestal wash hand basin with separate hot and cold water taps with tiled splash back; uPVC obscured DG window to side

First Floor Landing

9' 0" x 4' 5" (2.74m x 1.35m) Carpeted; storage cupboard housing gas central heating boiler: Ideal Logic Combi; access to all Bedrooms; access to Family Bathroom; access to WC; access hatch to loft with pull-down ladder

Bedroom 1

11' 10" x 10' 8" (3.61m x 3.25m) Carpeted; radiator; in-built storage; uPVC leaded DG window to front

Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m) Carpeted; radiator; built-in storage; uPVC leaded DG window to front

Bedroom 3

8' 1" x 8' 0" (2.46m x 2.44m) Carpeted; radiator; built-in storage; uPVC DG window to rear

Family Bathroom

7' 8" x 5' 6" (2.34m x 1.68m) Vinyl flooring; partly tiled walls; ladder style radiator; panelled bath with separate hot and cold water taps and Triton electric shower over and glazed shower screen; pedestal wash hand basin with separate hot and cold water taps; uPVC obscured DG window to rear

WC

2' 4" x 4' 8" (0.71m x 1.42m) Vinyl flooring; partly tiled walls; WC; uPVC obscured DG window to rear

Rear Garden

Patio area laid to paving slabs; slabbed path leads to rear gate with access to lane that runs behind the property; areas to both side of the path laid to artificial lawn; Summer House; various mature trees, shrubs and bushes



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Please see Ofcom coverage checkers

Construction Type

Standard

Existing Planning Permission

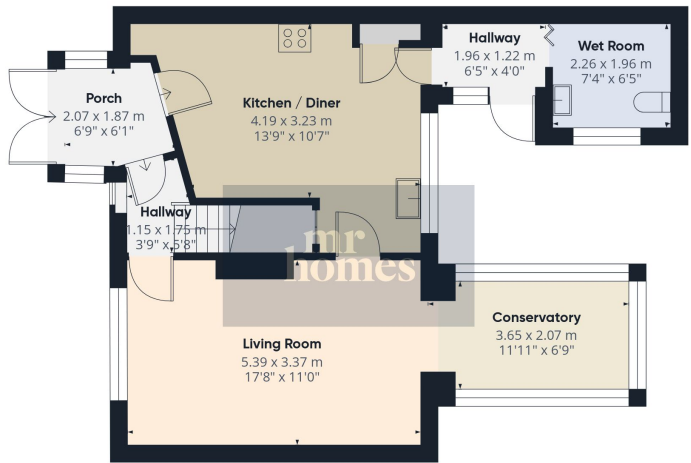
Cardiff Council Building Control:

Construction of single storey rear extension including a Warm Roof System (works to incorporate material alterations to structure, controlled services, fittings and thermal elements) Ref. No.: 23/00502/IN Status: APP

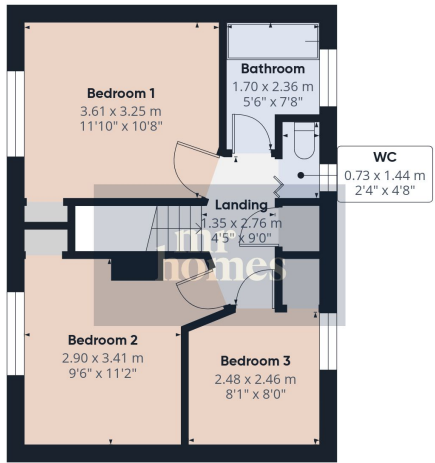
Shower Room Extension Ref. No.: WHIT/00228/94/FE Status: Building Work Complete



FLOORPLAN & EPC



Floor 0 Building 1



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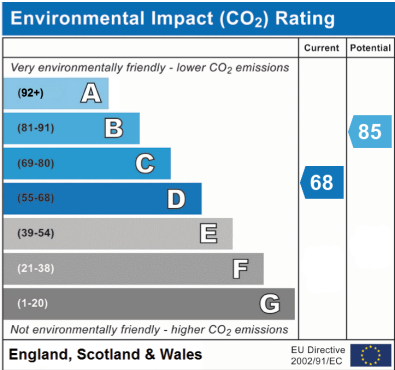
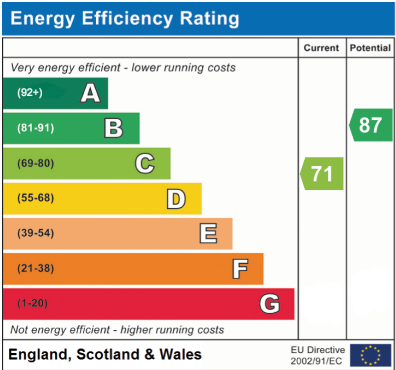


Approximate total area^m
95.6 m²
1030 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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