

FOR SALE

£450,000 Freehold



## 6 Yorath Road, Whitchurch, Cardiff. CF14 1QB

- NO CHAIN
- ATTENTION DEVELOPERS
- ATTENTION INVESTORS
- ATTENTION DOWNSIZERS
- EXTENDED
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS INC. DISABLED ACCESS WETROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FREEHOLD





## PROPERTY DESCRIPTION

\*\*\* Offers In The Region Of £450,000 \*\*\* NO CHAIN - ATTENTION DEVELOPERS - ATTENTION INVESTORS - ATTENTION DOWNSIZERS - LONG DRIVEWAY - 3 DOUBLE BEDROOMS - 2 BATHROOMS INC. DISABLED ACCESS SHOWER ROOM - DRIVEWAY - WELL TENDED FRONT AND REAR GARDENS - SOUGHT-AFTER WHITCHURCH LOCATION - FREEHOLD MR HOMES are delighted to be representing our clients in bringing to market with NO ONGOING CHAIN this extended 3-bedroom period bungalow. This property is generously proportioned and represents an excellent opportunity for renovation and development (subject to the usual permission/consent). Situated on a very popular road in Whitchurch, this property will appeal to a variety of buyers. The heart of the "village" is less than half a mile walk away meaning you can be amongst the independent shops, cafes, restaurants, bars and public houses and the general buzz of life in Whitchurch in under ten minutes. Whitchurch also has a number of different social and sports clubs. Tenure: Freehold EPC Rating: E Council Tax Band: G Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Signal Coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





## ROOM DESCRIPTIONS

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### Outside Front

Brick-built border wall with capping stones to pavement; metal gate provides access to three deep steps laid with paving slabs lead to front door; decorative borders to both sides of path with mature shrubs, bushes and trees; driveway to side laid to paving slabs runs the full depth of the original property

### Entrance Hall

Accessed via front door with obscured glazing panels; obscured glazing panel to side and obscured transom over; carpeted; radiator; burglar alarm control panel; cupboard housing gas meter; RCD Consumer Unit and electricity meter; access to Bedrooms, Reception Rooms and Disabled Access Wet Room; access hatch to loft

### Bedroom 1

Carpeted; radiator; in-built wardrobes and bedroom furniture; bay window to front with aluminium framed double glazing (assumed)

### Bedroom 2

Carpeted; radiator; built-in wardrobes and bedroom furniture; aluminium framed double glazed window (assumed) to front

### Dining Room

Carpeted; radiator; cupboard housing thermostat controller; aluminium framed obscured double glazed window (assumed) to side

### Kitchen

Tiled flooring; matching wall and base units with worktops over and matching splash backs and tiled splash backs; stainless steel sink with half bowl and draining board and mixer tap; integrated Hotpoint electric oven and grill; integrated Moffat electric hob with matching splash back; cupboard housing gas central heating boiler: Worcester; space and plumbing for washing machine; space and plumbing for dishwasher; access to Bedroom 3; access to Rear Hallway; aluminium door with obscured double glazed panels (assumed) providing access to driveway; one aluminium window with obscured double glazing (assumed) to side; two aluminium framed double glazed windows (assumed) to rear

garden; Vent-Axia ventilation fan

### Bedroom 3

Carpeted; radiator; three aluminium framed double glazed windows (assumed), one to front and two to Rear Garden

### Disabled Access Wet Room

Non-slip flooring; fully tiled walls; radiator; pedestal wash hand basin with mixer tap; WC; AKS mid-height shower gate; AKW electric shower unit; fold-down seat; shower rail with curtain; internal window converted to mirror with obscured glazed transom over; extractor fan

### Rear Hallway

Tiled flooring; access to Bathroom and Rear Garden

### Family Bathroom

Tiled flooring; partly tiled walls; radiator; matching suite comprising pedestal Wash hand basin with separate hot and cold water taps; WC; panelled bath with mixer tap and shower attachment; shared internal window with Disabled Access Wet Room; aluminium framed obscured double glazed window to rear

### Living Room

Carpeted; radiator; feature electric fireplace; access to Sunroom via sliding patio door; aluminium framed window with obscured double glazing (assumed) to side

### Sun Room

Timber flooring; aluminium framed with double glazing, sliding doors to one side, pedestrian door to other side

### Rear Garden

Crazy paving; lawned area to rear; mature trees, bushes and shrubs; timber shed; access to front of property via metal gate to side





## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (54)

**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

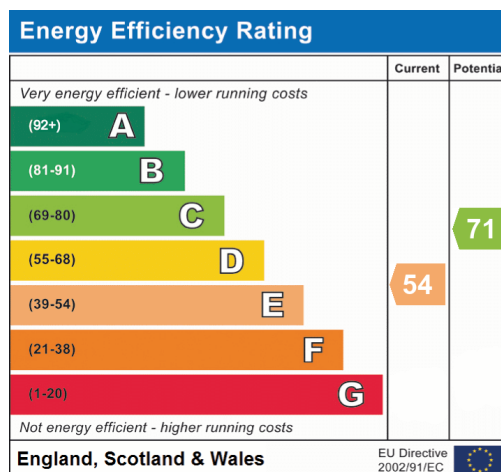
**Any easements, servitudes, or wayleaves?** No

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





# FLOORPLAN & EPC



Mr Homes Cardiff  
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD  
02920 204555  
info@mr-homes.co.uk