



offers in excess of **£325,000**
freehold

Ty Newydd, Whitchurch CF14 1NQ

- EPC Rating: D
- THREE BEDROOM SEMI DETACHED HOUSE
- PLUS LOFT ROOM
- WHITCHURCH VILLAGE LOCATION
- BEAUTIFUL ENCLOSED SOUTH FACING GARDEN





About The Property

A deceptively spacious, three bedroom semi detached house situated in the heart of Whitchurch. Benefiting from a loft room, driveway for ample parking, good size south facing rear garden. Walking distance to Whitchurch Village & all local amenities this is the perfect family home or first time buy.

Accommodation

Entrance Hall

Entered via a UPVC door with obscure glass, staircase leading to first floor, two obscure glass UPVC double glazed windows to front and side, smooth plaster walls to ceiling, radiator, under stair storage cupboard, oak flooring. Doors leading to lounge, diner and kitchen.

Living Room

8' 11" max x 14' 8" max (2.72m max x 4.47m max)
Spacious dining area, large UPVC double glazed window to front overlooking the green, smooth plaster walls to ceiling, coved ceiling, laminate flooring, radiator.

Dining Room

12' 5" max x 14' 8" max (3.78m max x 4.47m max)
Spacious lounge with UPVC sliding patio doors leading on to decked patio area of rear garden, feature fireplace to centre hearth and back with mantelpiece to surround, radiator, engineered oak flooring.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)
Well presented fully fitted kitchen comprising wooden base units with contrasting wall mounted cupboards and worktops over, space for the housing of a fridge freezer, space with plumbing for a



washing machine, fitted oven with gas hob to surface, tiled splashback and cooker hood over. Stainless steel sink and drainer with mixer tap. UPVC double glazed window to rear garden, tiled floor, obscure glass UPVC door leading in to outhouse.

Outhouse

Door access from front leading to side access and via door into rear garden. Doors leading to kitchen, W.C. and large workshop space.

W.C.

Low level W.C., window to rear.

First Floor Landing

Staircase leading to first floor, obscure glass double glazed window to side, smooth plaster walls to ceiling, carpeted flooring, access to loft hatch, doors to all bedrooms, bathroom and loft room.

Bedroom One

9' 6" max x 12' 7" max into fitted wardrobes (2.90m max x 3.84m max into fitted wardrobes)
Double bedroom with fitted wardrobes along one wall, further fitted storage cupboard housing a newly installed Baxi boiler, large UPVC double glazed window to rear garden, laminate flooring, radiator.

Bedroom Two

11' 11" max x 12' 6" max (3.63m max x 3.81m max)

A further double size bedroom with large UPVC double glazed window to front overlooking the green, carpeted flooring, radiator.

Bedroom Three

8' 10" max x 8' 9" max (2.69m max x 2.67m max)
Single bedroom with storage cupboard, UPVC double glazed window to side, wood flooring, radiator.

Loft Room

14' 10" max x 11' 5" max (4.52m max x 3.48m max)
Carpeted staircase leading to very spacious loft room, useful as an additional bedroom or study space, fantastic storage area with inverted ceilings, velux window to rear, storage space within the eaves, power point, carpeted, smooth plaster walls to ceiling, spotlights.

Outside

Front

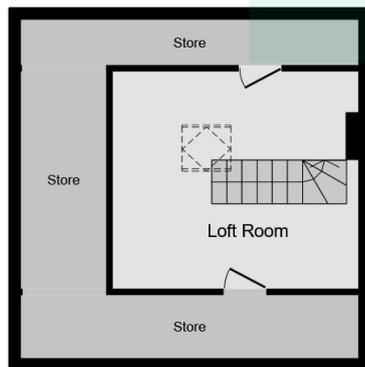
Large enclosed well maintained front garden with dropped kerb leading to driveway with parking space for two cars, walled boundaries and bushes to side, laid to lawn, shrubs to front. Block paved front area. Side access to rear garden, side door leading to entrance. On street parking. Front overlooks the green.

Rear Garden

Very large enclosed south facing rear garden, decked patio area with pergola with polycarbonate roof, space for patio table and chairs, barbecue area, outside water tap, laid to lawn with stoned side, fence boundaries, further paved patio area to rear,



Ground Floor **First Floor**



Loft Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.