



**Erw Las,  
Whitchurch CF14 1NL**

- EPC Rating: D
- TWO BEDROOMS
- NO CHAIN
- REFURBISHED THROUGHOUT
- LARGE REAR GARDEN







## About The Property

GUIDE PRICE OF £215,000 TO £225,000. Recently refurbished two bedroom bungalow situated in the heart of Whitchurch village offered for sale with no ongoing chain. The property is ideal for a downsizer, a young family looking to extend requiring good school catchment areas or even a first time buyer.

## Accommodation

### Entrance Hall

New upvc double glazed door and flooring, fitted storage with shelving, large loft opening. Cupboard which houses a gas central heating boiler. Radiator. Doors leading to all rooms.

### Loft Room

Could easily be converted into extra rooms ( subject to the normal planning permissions). Skylight windows, pull down ladder.

### Lounge

13' 11" x 12' 3" maximum (4.24m x 3.73m maximum)  
Double glazed sliding patio doors to the rear garden, radiator, feature fireplace, door to:



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## Kitchen

7' 8" x 11' 9" maximum (2.34m x 3.58m maximum)  
Double glazed window to front, fitted with a new range of matching wall and base units with worktops incorporating a black sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated electric oven and electric hob with chimney style extractor fan over, new flooring.

## Bedroom One

11' 10" x 10' 8" maximum (3.61m x 3.25m maximum)  
Double glazed window overlooking a large private rear garden, built in wardrobe, radiator, new flooring, irregular shaped room.

## Bedroom Two

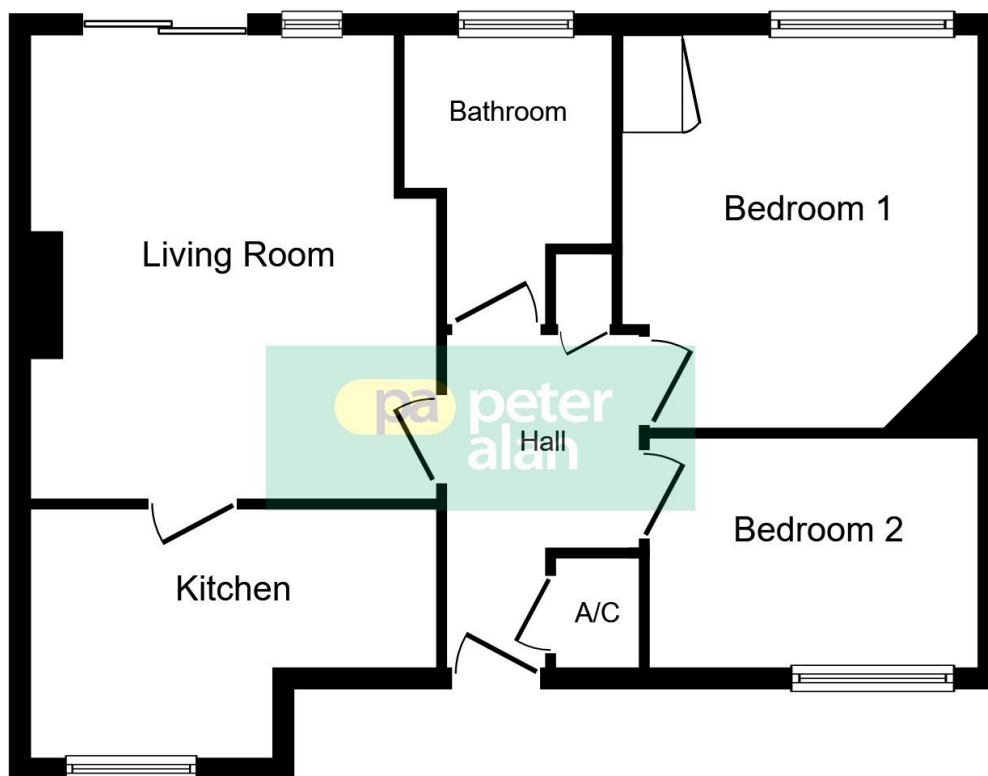
9' 11" x 6' 11" (3.02m x 2.11m)  
Double glazed window to the front, radiator, new flooring.

## Bathroom

Double glazed window to the rear, fitted with a new White three piece suite comprising a panelled bath with mains pressure shower over, wash hand basin set into a vanity unit and low level w.c., tiled walls, heated chrome towel radiator, new flooring.

## Outside

The front is laid to lawn with shrub borders and enclosed hedging, pathway to the front entrance.  
The rear is large and laid mainly to lawn with outside storage.



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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