



# Coed Arian, Whitchurch, Cardiff

£340,000 Freehold

Semi Detached, Three Bedroom Bungalow

## Description

Tucked away in one of Whitchurch's most peaceful residential pockets, this beautifully presented three bedroom bungalow in Coed Arian offers the perfect balance of space, comfort and convenience. Set within a quiet cul-de-sac of well-kept homes, it's an ideal choice for anyone seeking a calm, settled setting, while staying close to the vibrant heart of Whitchurch village.

Step inside and you'll find bright, welcoming living spaces designed for modern life - whether that's relaxed family time, entertaining friends, or simply enjoying a slower pace at the end of the day. Generous room proportions, excellent natural light and a thoughtful layout create a sense of openness, while the property's well-maintained condition means you can move straight in and start enjoying the lifestyle this location is known for.

The garden is a standout feature: private, mature and easy to maintain, it's a lovely extension of the living space throughout the warmer months. Morning coffee, weekend barbecues, or a quiet evening outdoors — it's a garden that adapts effortlessly to your routine.

Coed Arian is a highly regarded address for good reason. From here, you're just a short stroll from Whitchurch's independent cafés, restaurants and shops, as well as excellent transport links into Cardiff and beyond. The area is known for its friendly community feel, strong local amenities and access to green spaces — all the ingredients for a balanced, enjoyable lifestyle.

Whether you're down sizing, relocating or simply looking for a



home that offers more, this property delivers comfort, practicality and long-term appeal in one of Cardiff's most sought-after suburbs. In summary this three bedroom semi detached Bungalow situated in a sought after location in Whitchurch village. With a larger than average garden and easy access to amenities and public transport links, this is the perfect property for anyone looking to be within easy reach of village.

This well maintained and cared for property comprises of: Entrance, hallway, cloakroom, lounge/dining room, kitchen, inner lobby, three bedrooms and shower room. The property further benefits from a detached garage, off road parking and large and enclosed rear garden.

Viewings are recommended.

Entrance - Entered via double glazed PVC door to the front into hallway.

Hallway 1.67m x 1.52m - 5'6" x 5'0" [max] - Laminate tiled flooring, radiator, double storage cupboard, telephone point, doors to:

Cloakroom 0.99m x 1.99m - 3'3" x 6'6" - Double glazed obscure window to the front, WC, wash hand basin with base vanity unit.

Vinyl floor, electric fuse board.

Living Room 3.13m x 6.00m - 10'3" x 19'8" - Light and airy open living room with a double glazed bay window to the front, radiator and additional vertical column radiator. Electric fireplace with natural flame effect, wood laminate flooring, TV point, telephone point and broadband point.

Kitchen 2.39m x 3.73m - 7'10" x 12'3" - Double glazed window to the side and double glazed door leading to the side courtyard garden.

Range of wall and base units with worktops over. sink and drainer with mixer tap, tiled splash backs. Concealed cooker hood with a space for a free standing cooker. Space for all your appliances including washing machine, tumble dryer, dishwasher and under counter fridge and freezer. Wood laminate flooring, radiator.

Inner Hall - Inner hall from the lounge diner. Airing cupboard with

fitted shelving and new gas boiler. Loft access hatch with pull down ladder (loft has power and is half boarded). Inner hall leads through to:

Bedroom One 2.73m x 3.47m - 9'0" x 11'5" - Double glazed window to the rear, built-in wardrobes, radiator and carpet flooring with lovely views over the rear garden..

Bedroom Two 3.65m x 2.98m - 12'0" x 9'9" - Off the inner hall, wooden door leads to the extended part of the property and a second bedroom. Radiator and carpet flooring. Ample space for all your storage needs.

Bedroom Three 2.80m x 3.64m - 9'2" x 11'11" - This bedroom is currently used as a 2nd reception room by the current vendor and has patio doors opening into the garden. Radiator and carpet flooring.

Bathroom 2.48m x 2.04m - 8'2" x 6'8"[max] - Double glazed obscure window to the side, WC, wash hand basin with base vanity storage, double shower with plumbed shower. Part tiled walls, vinyl floor and radiator. Wall mounted, mirrored vanity unit, shaver light.

Outside -

Front - Driveway for off road parking, attractive front garden with lawn, mature shrubs and flower borders, outside light and a pathway to the front door.

Rear Garden - Good size rear garden with paved patio sitting areas and timber frame potting shed. Landscaped with mature trees, shrubs and flower borders. Wooden side gate that leads to the front of the property. Outside cold water tap and security light.

Detached Garage - Detached garage adjoining to the property next door, up and over door with power and light. Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - D Energy Performance Certificate: Awaiting report

VIEWING - Strictly by appointment with the agents.

Council Tax Band: D (Cardiff City Council )

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden,  
Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

Accessibility measures: Wheelchair accessible, Level access

## **Tenure**

Freehold

## Floorplan - Coed Arian, Whitchurch, Cardiff, CF14 2ND



### Room Dimensions - 70m<sup>2</sup> - 752 sq ft

Living Room	3.13m x 6.00m - 10'3" x 19'8"
Kitchen	2.39m x 3.73m - 7'10" x 12'3"
Toilet	0.99m x 1.99m - 3'3" x 6'6"
Hall	1.67m x 1.52m - 5'6" x 5'0" [max]

Bedroom 1	2.73m x 3.47m - 9'0" x 11'5"
Bedroom 2	3.65m x 2.98m - 12'0" x 9'9"
Bedroom 3	2.80m x 3.64m - 9'2" x 11'11"
Bathroom	2.48m x 2.04m - 8'2" x 6'8" [max]

### Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.



Viewing by appointment only

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