



Sheppard
& Bear

Old Church Road | Whitchurch | Cardiff | CF14 1AD

Asking price £275,000



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Nestled on Old Church Road in the charming suburb of Whitchurch, Cardiff, this mid-terrace house presents an excellent opportunity for those looking to create their dream home. Offered for sale with no onward chain, this property is ideal for buyers eager to put their own stamp on a residence in a desirable location.

Upon entering, you are greeted by an entrance porch that leads into a hallway. The ground floor boasts two reception rooms, perfect for both relaxation and entertaining. The kitchen breakfast room offers a practical space for family meals, while a convenient lobby, shower room, and separate WC enhance the functionality of the home.

The first floor features three well-proportioned bedrooms, providing ample space for

- 3 bedrooms
- Shower room and separate WC
- Lane access to garden
- No onward chain
- Catchment for both English and Welsh schools
- 2 reception rooms
- Front and rear gardens
- Mid terrace house
- Near Whitchurch village
- In need of modernisation

Entrance porch

Enter via Upvc door, Upvc double glazed windows to both left and right aspect, door to:

Hallway

Coved to ceiling, stairs to first floor, fitted carpet, radiator, doors to lounge and dining room.

Lounge

11'7 max x 12'3 max (3.53m max x 3.73m max)

Upvc double glazed window to rear aspect, radiator, fitted carpet, gas fire with back boiler, door to kitchen and sliding doors to:

Dining room

12'7 max x 11'9 max (3.84m max x 3.58m max)

Upvc double glazed bay window to front aspect, radiator, fitted carpet, living flame gas fire with surround and hearth, built in storage to recesses either side of the chimney breast.



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Kitchen

10'4 x 10'8 (3.15m x 3.25m)

Understairs storage cupboard, fitted with a matching range of base and eye level units, one and a bowl sink with mixer tap, built in double oven, four ring gas hob with extractor over. Door to:

Lobby

Inspection hatch to ceiling, storage cupboard, door to rear porch, door to shower room and door to a separate WC.

Shower room

8'6 x 6'3 (2.59m x 1.91m)

Upvc double glazed window to rear, shower cubicle with sliding glass door and a fitted shower, pedestal wash hand basin, radiator and partly tiled walls.

WC

Upvc obscure double glazed window to side aspect. Two piece suite comprising a low level WC and a wash hand basin.

Rear porch

12'3 x 3'0 (3.73m x 0.91m)

Upvc double glazed windows and door offering access to rear garden. Plumbing for washing machines. Power sockets.

First floor landing

Loft access, fitted carpet, built in wardrobe and storage, doors to all rooms.

Bedroom one

14'7 x 9'4 (4.45m x 2.84m)

Two Upvc double glazed windows to front, radiator, fitted carpet. Fitted bedroom suite comprising wardrobes with over head storage, a dressing table with draws and a further wardrobe.

Bedroom two

12'3 max x 9'6 max (3.73m max x 2.9m max)

Upvc double glazed window to rear, radiator, fitted carpet. Fitted bedroom suite comprising wardrobe and overhead storage.

Bedroom three

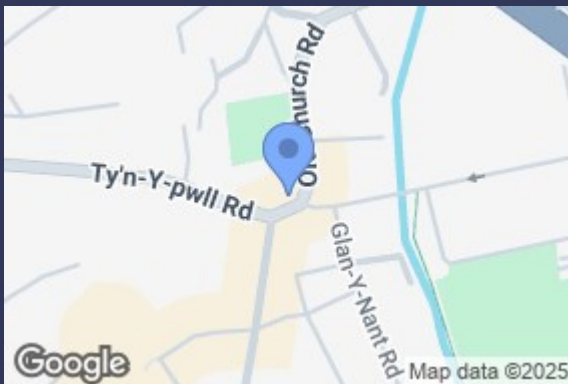
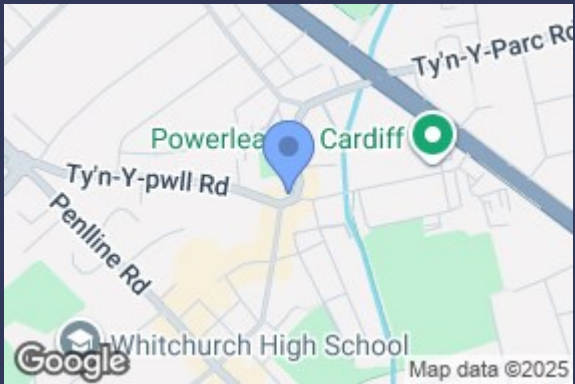
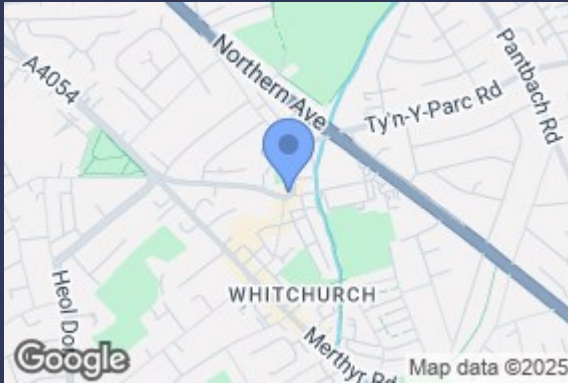
10'9 x 12'0 max (3.28m x 3.66m max)

Upvc double glazed window to rear, radiator, built in wardrobes and storage, cupboard housing hot water tank.

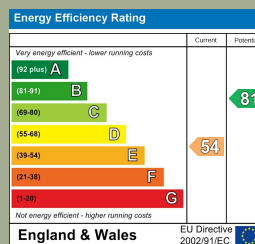
Outside

The front garden offers a lawn with privacy hedging and a path leading to front door.

The rear garden offers a lawn, privacy hedging, storage shed and has lane access.



Council Tax Band **E** EPC Rating **E**



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