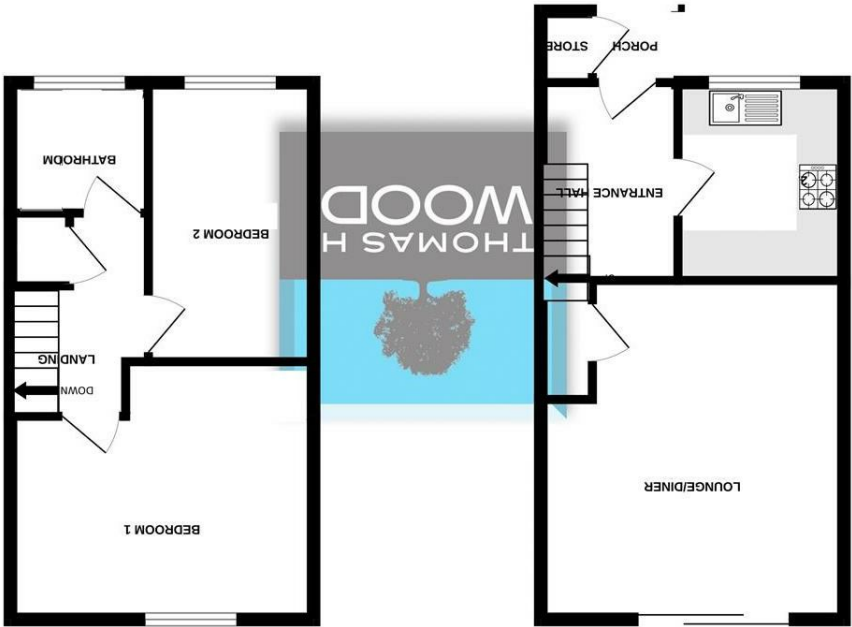




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 as to their compliance or otherwise with the Energy Performance of Buildings Directive (EPBD) and the Energy Efficiency Directive (EED) and any other relevant legislation. The data is for information only and should not be used as a guarantee for any other purpose. The data is for information only and should not be used as a guarantee for any other purpose. The data is for information only and should not be used as a guarantee for any other purpose.

2 BED MID LINK

THOMAS H WOOD



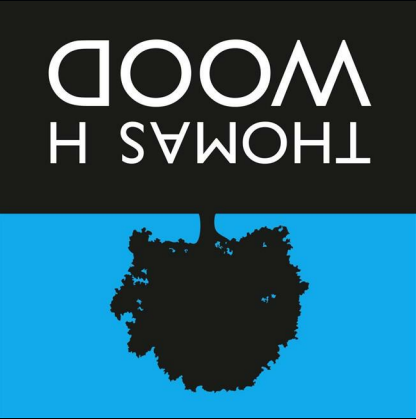
GROUND FLOOR (323 sq.ft.) approx.

1ST FLOOR (283 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
88	68

Very energy efficient - lower running costs (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales



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25 Penydarren Drive,  
Whitchurch, Cardiff  
CF14 2TT

Offers Over £200,000  
House - Terraced  
2 Bedrooms

Tenure - Freehold

Floor Area - 628.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - B88

Situated in a prime location, the property is ideally positioned close to the Taff Trail, offering opportunities for outdoor activities and scenic walks. Local amenities and public transport links are just a short stroll away, ensuring convenience in daily life. In need of total renovation, the property presents an exciting prospect for those with a vision for transformation. With its strategic location, proximity to local amenities, and the potential for a personalised living space, this property is a canvas waiting to be brought to life. The property briefly comprises, entrance hallway, kitchen to the front, lounge to the rear on the ground floor with two bedrooms and a shower room to the first floor. The property further benefits from a single garage and off-road parking.

#### RENOVATION OPPORTUNITY

This property is a total modernisation project, providing a unique opportunity to tailor the space to your personal taste and style.

#### ENTRANCE HALLWAY

#### KITCHEN

1.37m x 2.59m (4'6" x 8'6")

#### LOUNGE

4.19m x 4.60m (13'9" x 15'1")

#### BEDROOM ONE

4.19m x 3.61m (13'9" x 11'10")

#### BEDROOM TWO

2.18m x 3.58m (7'2" x 11'9")

#### SHOWER ROOM

1.88m x 1.80m (6'2" x 5'11")

#### OUTSIDE

The property benefits from a rear garden, providing a private outdoor space to enjoy and potentially extend (subject to necessary planning permissions).

\*Note: Please be aware there is an electricity pylon adjacent to the rear this property\*

#### GARAGE

With the added convenience of a garage, this property offers practical storage solutions and secure parking.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band D



