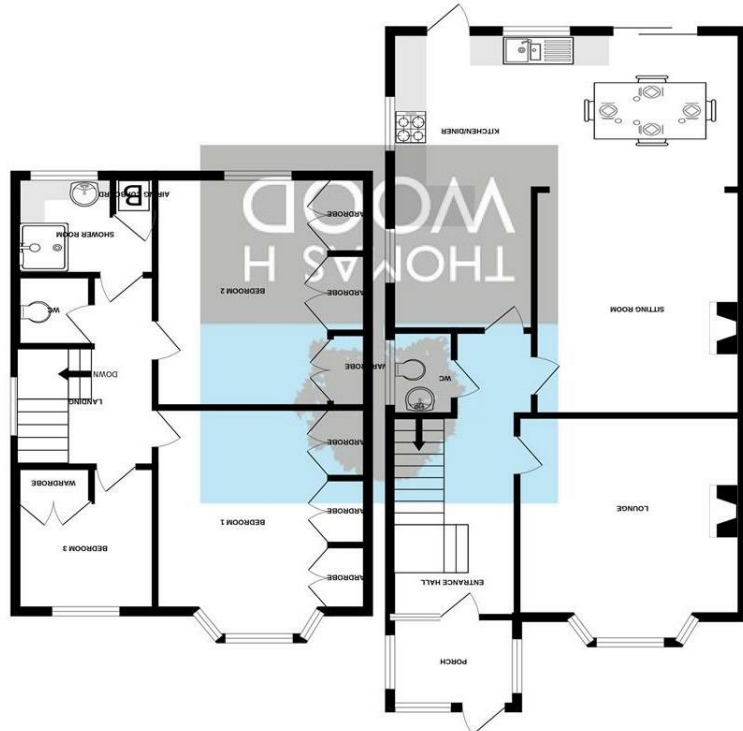


These drawings have been made to ensure the accuracy of the figures contained here. Measurements of plots, windows, corners and any items are approximate and responsibility is taken for any errors or omissions. The land is for reference only and should be used as a guide only. As to the quality of energy the given. Make with Morgan 2024

3 BEDROOM SEMI WITH REAR EXTENSION



GROUND FLOOR
72.5 sq.m. (781 sq.ft.) approx.

1ST FLOOR
51.0 sq.m. (548 sq.ft.) approx.

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | M (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 63 |
| Potential | 82 |

Energy Efficiency Rating

www.thomashood.com

WEBSITE

02920 626252

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sales@thomashood.com

EMAIL

CONTACT





40 St. Margarets Road,
Whitchurch, Cardiff
CF14 7AB



£580,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1329.00 sq ft

Current EPC Rating - D63

Potential EPC Rating - B82

An immaculate and beautifully presented three-bedroom semi-detached family home offering spacious accommodation on St Margarets Road in Whitchurch. There are some lovely original features at the heart of this impressive home and further benefits include, an extended open plan kitchen/diner, UPVC windows, Worcester combination boiler and excellent front and rear gardens. The rear garden benefits from a sunny aspect, mature plants, trees and shrubs, along with a feature pond and single garage. There is a sizeable loft and plenty of scope to convert this into a master bedroom with ensuite (subject to planning) Viewing is highly recommended to appreciate this wonderful family home.

THE LOCATION

St Margarets Road is one of the most sought after addresses in Whitchurch. Whitchurch is known for its charming village atmosphere, excellent primary and secondary schools, private nurseries, local shops, parks and the picturesque Taff Trail. The community feel and proximity to the excellent amenities make it an attractive place for families to buy their forever home. Furthermore, the village is well supported by the excellent bus and rail services and easy access to the M4.

ENTRANCE

via spacious porch with UPVC windows and doors with tiled floors and electrical points. Original timber front door leads to a welcoming entrance hallway with carpeted floors, papered walls, picture rail, papered ceiling with coving and doors to all rooms.

LOUNGE

3.91m x 4.35m (12'9" x 14'3")
A bright and spacious reception room overlooking the front aspect, with parquet flooring, papered walls with picture rail and papered ceiling with coving. Fitted shelving and storage to the alcoves. Fitted gas fire and surround and UPVC bay window overlooking the front aspect.

GROUND FLOOR W.C.

1.15m x 1.58m (3'9" x 5'2")
From hallway, Low-level WC, wall mounted wash handbasin with tiled splash back, papered walls, painted ceiling, tile laminate flooring, radiator panel and UPVC window to side aspect.

SITTING ROOM

3.78m x 4.17m (12'4" x 13'8")
A versatile second reception room with carpeted floors, papered walls, textured ceiling and storage to the alcoves. Radiator with TRV and feature gas fire with stone surround. Open plan to;

KITCHEN/BREAKFAST ROOM

6.20m x 2.94m (20'4" x 9'7")
Generous kitchen with an abundance of natural light due to the southernly aspect. With a range of wall and base units and contrasting worktops over. The high gloss cupboards give the kitchen a modern feel. Integrated appliances include, dishwasher, washing machine and Smeg electric oven and grill. Stainless steel sink with chrome swan neck tap, UPVC windows to side and rear along with a UPVC door to garden. UPVC sliding doors overlooking the private patio and garden area.

LANDING

Via staircase with papered walls, papered ceiling, loft hatch with ladder and doors to all rooms.

BEDROOM ONE

3.91m x 4.35m (12'9" x 14'3")
Overlooking the front aspect of the property with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one side, radiator with TRV and UPVC bay window.

BEDROOM TWO

3.79m x 4.18m (12'5" x 13'8")
Overlooking the rear aspect of the property, a spacious and bright double bedroom with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one side, radiator with TRV and UPVC window to rear.

BEDROOM THREE

2.41m x 2.64m (7'10" x 8'7")
Generous single room with carpeted floors, fitted wardrobes, papered walls with picture rail, textured ceiling and UPVC window to front aspect.

W. C.

0.92m x 1.52m (3'0" x 4'11")
Low-level WC, papered walls, papered ceiling, tile laminate flooring and obscure UPVC window

SHOWER ROOM

2.50m x 1.81m (8'2" x 5'11")
A modern and spacious shower room with large shower cubicle with glazed shower door and chrome mixer shower. Fully tiled walls with decorative mosaic border, vanity wash hand basin with chrome mixer tap and useful storage under. Additional cupboard with modern Worcester combination boiler.

OUTSIDE

FRONT

A generous paved driveway with original brick built perimeters, flowerbeds and soft planting, leading to spacious porch and gated side access to rear garden.

REAR

Private and sunny rear garden with large patio area leading to generous lawn. Path with gravel borders, mature shrubs and trees. Pond Greenhouse and single garage with access from garden and up and over door to driveway.

TENURE

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

COUNCIL TAX

Band F



