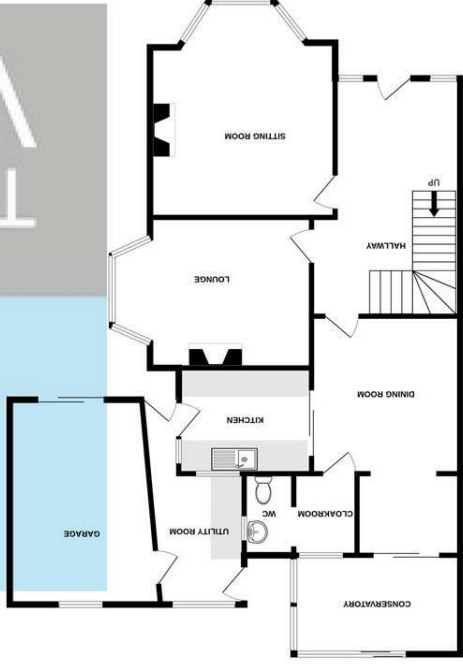


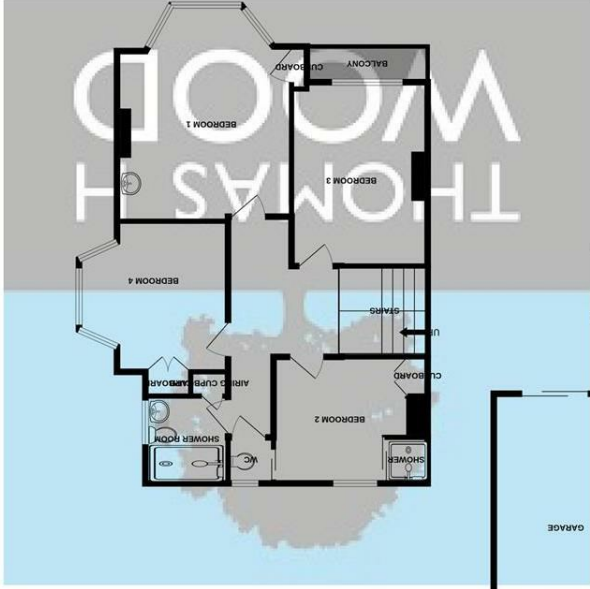
**TOTAL FLOOR AREA : 191.5 sq.m. (2062 sq.ft.) approx.**

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

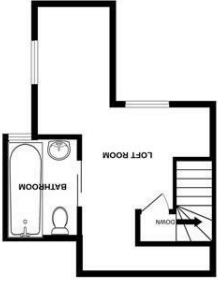
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**GROUND FLOOR AREA : 138.0 sq.m. (1380 sq.ft.) approx.**



**1ST FLOOR AREA : 69.9 sq.m. (699 sq.ft.) approx.**



**2ND FLOOR AREA : 22.3 sq.m. (223 sq.ft.) approx.**

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	46
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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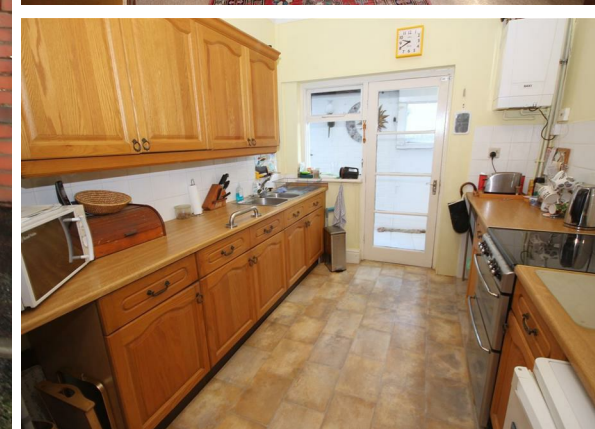
EMAIL

CONTACT

THOMAS H WOOD







10 The Parade,  
Whitchurch, Cardiff  
CF14 2EE

£799,950  
House - Semi-Detached  
4 Bedrooms

## Tenure - Freehold

Floor Area - 2062.00 sq ft

Current EPC Rating - E46

Potential EPC Rating - C72

A rare and wonderful opportunity to purchase this four double bedroom, plus loft room, family home, ideally located on The Parade in Whitchurch. This magnificent Edwardian property is offered for sale for the first time in over 40 years and is sold with no onward chain. There are some delightful original features throughout the heart of this beautiful home, with exquisite ornate coving, original architrave, deep skirting boards and sweeping staircase with original newel post and balustrades. The property has been well maintained by the current owners but would now benefit from modernisation but offers fantastic potential to create a superb family home on arguably one of the most sought after addresses in Whitchurch. This traditional residence briefly comprises; entrance hallway, three generous reception rooms, kitchen, cloakroom/wc, utility room and conservatory. To the first floor, there are four double bedrooms, shower room and WC. The versatile second floor has a bathroom and ample storage. Well maintained gardens to the front and rear, including a single garage complete this outstanding opportunity. Viewings are highly recommended.

### THE LOCATION

The Parade is arguably one of the most sought after addresses in Whitchurch. Ideally located to Whitchurch village, the excellent train service to the City Centre and within catchment for the highly regarded Welsh and English, primary and secondary schools.

### ENTRANCE

Via UPVC glazed doors to storm porch. Original tiled doors, leading to glazed hardwood front door.

### ENTRANCE HALLWAY

3.33m x 5.45m (10'11" x 17'10")

A spacious and impressive entrance hallway with carpeted floor, papered walls, picture rail and papered ceiling with ornate coving. Doors to all rooms and staircase to first floor.

### SITTING ROOM

4.24m x 4.57m (13'10" x 14'11")

Delightful sitting room overlooking the front aspect of the property. With carpeted floor, papered walls with detail panelling and papered ceiling with ornate coving. Original architrave and deep skirting boards. Feature open fireplace. Deep UPVC window and radiator panel.

### LOUNGE

4.47m x 3.46m (14'7" x 11'4")

Overlooking the side aspect of the property, with carpeted floor, papered walls with picture rail and papered ceiling with ornate coving. Original architrave and deep skirting boards. Feature open fireplace. Deep UPVC window and radiator panel.

### DINING ROOM

3.30m x 3.63m (10'9" x 11'10")

Open plan to the kitchen, with carpeted floor, papered walls and textured ceiling with coving. Radiator panel and opening to kitchen, door to cloakroom/WC and sliding doors to conservatory.

### KITCHEN

3.07m x 2.59m (10'0" x 8'5")

A range of wall and base units and roll top work surfaces. One and half bowl stainless steel sink, space for cooker and fridge. Partially tiled walls and linoleum floor. Wall mounted, modern Baxi boiler. Single glazed door and window to utility room.

### UTILITY ROOM

1.77m x 5.34m (5'9" x 17'6")

Space and plumbing for washing machine and tumble dryer. Door providing access through to the garage and rear garden. A lean to structure with poly carbonate roof.

### CLOAKROOM WC

3.02m x 1.67m (9'10" x 5'5")

Carpeted floor, wood panelled walls and tiled ceiling. Space for appliances and coats. Wall mounted wash hand basin and low level WC. Single glazed windows to the side and rear.

### CONSERVATORY

3.80m x 2.28m (12'5" x 7'5")

Carpeted floor, UPVC windows and sliding door to patio and rear garden.

### FIRST FLOOR

Via carpeted staircase with original newel post and spindles. To carpeted landing with stairs rising to loft room. Doors to all rooms.

### BEDROOM ONE

3.60m x 4.60m (11'9" x 15'1")

Generous master bedroom overlooking the front aspect of the property. With carpeted floor, papered walls with picture rail and papered ceiling with ornate coving. Original architrave and deep skirting boards. Deep UPVC window, radiator panel, fitted cupboard and wash hand basin.

### BEDROOM TWO

2.94m x 3.63m (9'7" x 11'10")

Further good size double bedroom overlooking the rear aspect of the property. With carpeted floor, papered walls and papered. UPVC window, radiator panel, fitted cupboard, shower, wash hand basin and 'jack and Jill' door to WC.

### WC

0.89m x 1.23m (2'11" x 4'0")

Accessed from the landing and bedroom two. With low level WC, carpeted floor, partially tiled walls. Single glazed window to rear.

### BEDROOM THREE

3.12m x 4.12m (10'2" x 13'6")

A delightful double bedroom overlooking the front aspect of the property. With balcony and picturesque views, carpeted floor, papered walls and papered ceiling. Wooden sash window, radiator panel, fitted cupboard, shower, wash hand basin.

### BEDROOM FOUR

3.44 x 3.04m (11'3" x 9'11")

A further good size bedroom overlooking the side aspect of the property. With carpeted floor, papered walls with picture rail and papered ceiling with ornate coving. UPVC bay window, radiator panel, fitted cupboard.

### SHOWER ROOM

1.95m x 2.07m (6'4" x 6'9")

With shower enclosure with electric shower and glazed sliding door. Low level WC and wash hand basin vanity unit. Cupboard housing hot water tank. UPVC window to side aspect and radiator panel.

### SECOND FLOOR

#### SECOND FLOOR

### LOFT ROOM

1.74m x 4.66m x 4.53m (5'8" x 15'3" x 14'10")

#### LOFT ROOM

(max and includes staircase) Via carpeted staircase and leading to a versatile space. Would make an excellent home office or occasional bedroom. Would benefit from reconfiguration to maximise the potential of this great space. With carpeted floor, sloping ceiling with spotlights and eaves storage. (Limited head height to some parts) Sliding door to;

### BATHROOM

2.00m x 2.36m (6'6" x 7'8")

Panelled bath, low level WC and pedestal wash hand basin. Carpeted floor, sloping ceiling with spotlights. (Limited head height)

### OUTSIDE

#### FRONT

Gated entrance to driveway. Mature hedgerow to front, decorative gravel and paved pathway to front door. Continuation of driveway to rear entrance and single garage with up and over door.

#### REAR

A delightful rear garden with well stocked, raised borders. Laid lawn with original stone built boundaries. Patio area from conservatory. Door to side porch that provides access to the utility room and garage.

### GARAGE

2.44m x 5.26m (8'0" x 17'3")

Stainless steel sink, power and lighting. Up and over garage door from the driveway.

### TENURE

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

### COUNCIL TAX

Band G



4



2



3



E



