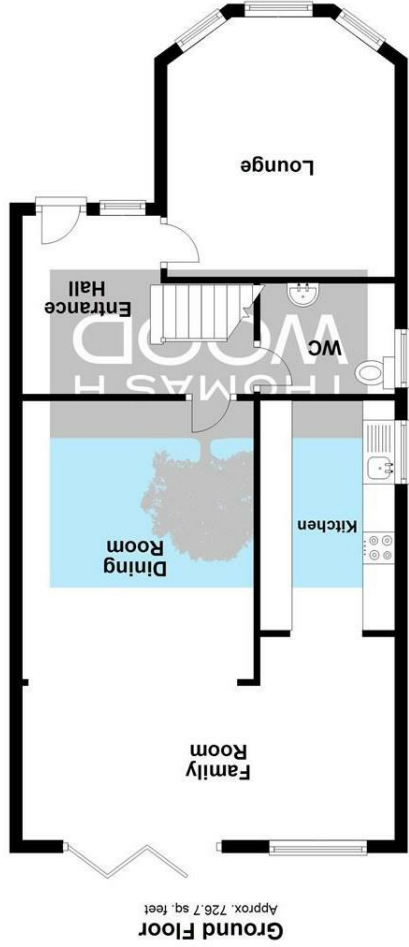


Total area: approx. 1274.9 sq. feet



Energy Efficiency Rating	
Potential	Current
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



CONTACT

EMAIL

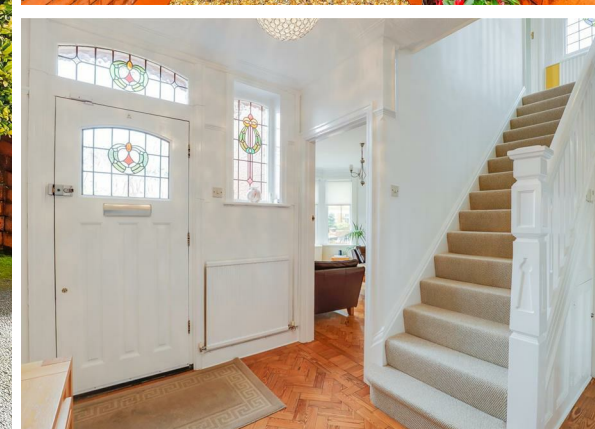
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



48 St. Johns Crescent,
Whitchurch, Cardiff
CF14 7AG

£625,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1274.90 sq ft

Current EPC Rating - D66

Potential EPC Rating - B82

A marvellous opportunity to purchase this substantial and beautifully presented three double bedroom family home, ideally located on St Johns Crescent in Whitchurch. The current owners have maintained the property to a very high standard throughout their ownership and is offered for sale in immaculate order throughout and with no onward chain. The property has some delightful original features and benefits from a sizeable extension to the rear, a modern Worcester combination boiler, a new roof and a south facing garden. Within walking distance to Whitchurch Village with its many shops and amenities and within catchment for the highly regarded, Welsh and English primary and secondary schools. Viewings of this superb home are highly recommended.

ENTRANCE

Via original hardwood front door with stain glass inserts and side panels. A bright and spacious entrance hallway with original wood block flooring, painted walls with picture rail and papered ceiling with coving. Radiator panel, stairs to first floor and doors to all rooms.

SITTING ROOM

3.65m x 4.19m (11'11" x 13'8")

Overlooking the quiet front aspect with original wood block flooring, painted walls with picture rail, smooth ceiling with coving, radiator panel with TRV and UPVC bay window.

CLOAKROOM/WC

2.07 x 1.70m (6'9" x 5'6")

With low-level WC and wall mounted wash hand basin with tiled splashback. Tiled floor, radiator panel and UPVC window to side aspect. Cupboard housing Worcester combination boiler.

DINING ROOM

3.63m x 4.35m (11'10" x 14'3")

With original wood block flooring, painted walls with picture rail and papered ceiling with coving. A versatile space that could operate as a second sitting room if desired. Opening to:

FAMILY ROOM

6.05m x 2.43m (19'10" x 7'11")

A bright and versatile space overlooking the delightful rear gardens. Benefiting from lots of natural light due to the South facing garden. With tiled floors, painted walls, smooth ceiling with spotlights and vertical radiator. Bi folding UPVC doors and 'picture' full height UPVC window with fitted blind. Opening to;

KITCHEN

2.19m x 3.60m (7'2" x 11'9")

A modern kitchen with a range of high gloss wall and base units with contrasting work surfaces over. Stainless steel one bowl sink with chrome tap, electric hob and electric oven. Integrated under counter fridge and freezer, dishwasher and washing machine. UPVC window side aspect with fitted blind. Smooth ceiling with spotlights and tiled splashback.

LANDING

Via carpeted staircase with original stain glass window to side aspect. Doors to all rooms, loft hatch access with pulldown loft ladder. Useful storage cupboard. Doors to all rooms.

BEDROOM ONE

3.63m x 4.12m (11'10" x 13'6")

Overlooking the front aspect to the property with oak laminate flooring, painted walls with picture rail and smooth ceiling with coving. Deep UPVC bay window and radiator with TRV.

BEDROOM TWO

3.60m x 4.36m (11'9" x 14'3")

Overlooking the rear aspect of the property, a further sizable double bedroom with oak laminate flooring, painted walls with picture rail and smooth ceiling with coving. Radiator panel with TRV, UPVC windows overlooking the well-manicured rear garden.

BEDROOM THREE

2.68m x 2.85m (8'9" x 9'4")

Overlooking the front aspect to the property with oak laminate flooring, painted walls with picture rail and smooth ceiling with coving. UPVC window and radiator panel with TRV. This is an excellent sized third double bedroom.

FAMILY BATHROOM

2.07m x 2.30m (6'9" x 7'6")

A beautifully appointed family bathroom with fully tiled walls and floors. Panelled bath with chrome mixer shower over and glazed screen. Low level WC and wall mounted wash hand basin and chrome mixer tap. Towel radiator, obscure UPVC window to rear with fitted blind.

OUTSIDE

FRONT

A welcoming frontage with decorative gravel driveway with red brick edging. Mature shrubs and plants leading to the front door. Continuation of the driveway to gated access to the rear garden.

REAR

A south facing and beautifully landscaped rear garden. With sandstone patio area accessed via the bifolding doors from the family room, leading to a well-manicured lawn with mature shrubs, trees and plants. Further patio area to rear, shed to the side return and wall with gated access to driveway.

TENURE

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

COUNCIL TAX

Band G



