

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	82
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
EU Directive 2002/91/EC	
England & Wales	

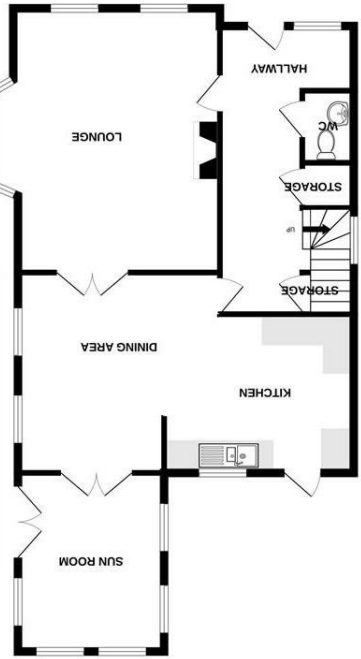
Not energy efficient - higher running costs

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

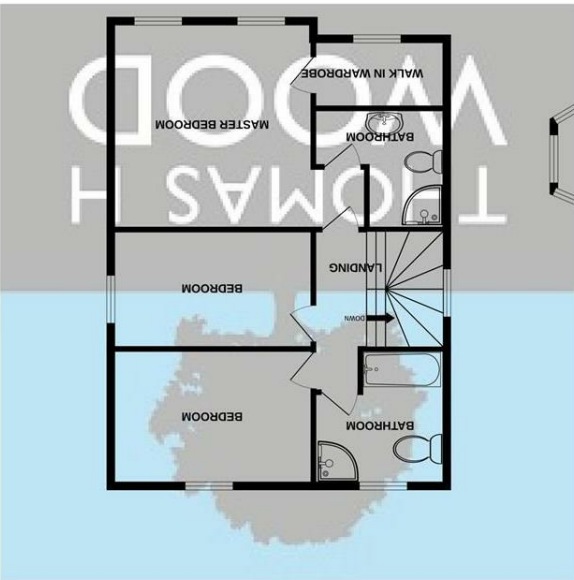
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TOTAL FLOOR AREA : 182.6 sq.m. (1966 sq.ft.) approx.

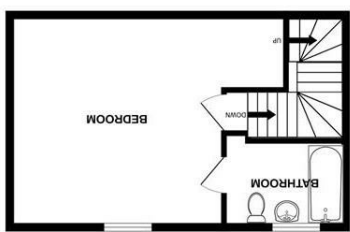
4 BEDROOM DETACHED



GROUND FLOOR
82.8 sq.m. (882 sq.ft.) approx.



1ST FLOOR
68.7 sq.m. (740 sq.ft.) approx.



2ND FLOOR
31.9 sq.m. (344 sq.ft.) approx.



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



2A Greenclose Road,
Whitchurch, Cardiff
CF14 1QP

Asking Price £750,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1966.00 sq ft

Current EPC Rating - C75

Potential EPC Rating - B82

A rare opportunity to purchase this substantial and beautifully presented, four double bedroom detached family residence, located on Greenclose Road in Whitchurch. Within walking distance to the village, the excellent public transport links and the highly regarded primary and secondary schools. This versatile and modern home briefly comprises; spacious entrance hallway, cloakroom, lounge, open plan kitchen/diner and family room. To the first floor, there are three generous bedrooms, one with ensuite and walk in wardrobe, plus a family bathroom. To the second floor, there is a very spacious bedroom and an ensuite bathroom. Enclosed rear and side gardens, detached garage and driveway complete this superb home. Offered for sale for the first time since it was first constructed in 2006 with viewings highly recommended.

ENTRANCE HALLWAY

2.70m x 6.60m (8'10" x 21'7")

Via uPVC door with obscure glazed side panel. To a spacious entrance hallway with tiled floors, painted walls, smooth ceiling with coving and doors to all rooms. Two storage cupboards one housing the combi boiler and radiator with TRV.

WC

0.99m x 1.66m (3'2" x 5'5")

Tiled floors and partially tiled walls, smooth ceiling with coving and spotlights. Wash hand basin vanity unit and low level WC. Chrome towel radiator and motion sensor lighting.

LOUNGE

4.30m x 5.57m (14'1" x 18'3")

Substantial principal reception room with solid oak flooring, feature fireplace and deep uPVC bay window overlooking the side gardens. Two further uPVC windows to the front. Painted walls, smooth ceiling with coving, radiators with TRV's. Double doors to;

KITCHEN

4.26m x 3.12m (13'11" x 10'2")

A range of wall and base units with contrasting work surfaces over and tiled splash back. One and half bowl composite sink with chrome mixer tap. Integrated dishwasher and washing machine. Space for range cooker and fridge freezer. Tiled floors, painted walls, smooth ceiling with coving and spotlights. uPVC window and door to rear. Open plan to;

DINING AREA

4.27m x 4.28m (14'0" x 14'0")

(max) With the continuation of the solid oak flooring. Ample space for a sizeable family dining table and chairs. Painted walls, smooth ceiling and uPVC windows to the side aspect and uPVC double doors to;

SUNROOM

2.62m x 3.55m (8'7" x 11'7")

Tiled floors, painted walls, vaulted ceiling with spotlights and Velux windows. uPVC windows and doors to rear and side garden. Electric radiator.

FIRST FLOOR

Carpeted staircase to the first floor. Painted walls, smooth ceiling with coving and doors to all rooms. Carpeted staircase to second floor.

MASTER BEDROOM

4.27m x 4.16m (14'0" x 13'7")

Master bedroom with carpeted floor, painted walls and smooth ceiling with coving. Two uPVC windows to the front aspect and radiator with TRV.

EN-SUITE BATHROOM

2.72m x 2.39m (8'11" x 7'10")

Tiled floor, wash hand basin vanity unit and chrome tap, low level WC and corner shower cubicle with chrome mixer shower. Partially tiled walls, uPVC window to side aspect and chrome towel radiator.

WALK IN WARDROBE

2.72m x 0.85m (8'11" x 2'9")

Carpeted floor, painted walls, smooth ceiling with coving and a run of fitted wardrobes. uPVC window to front aspect.

BEDROOM TWO

4.28m x 2.56m (14'0" x 8'4")

Carpeted floor, painted walls and smooth ceiling with coving. uPVC windows to side and radiator with TRV

BEDROOM THREE

4.28m x 2.57m (14'0" x 8'5")

Carpeted floor, painted walls and smooth ceiling with coving. uPVC windows to side and radiator with TRV.

FAMILY BATHROOM

2.95m x 3.14m (9'8" x 10'3")

Four piece bathroom, with tiled floor, wash hand basin vanity unit and chrome tap, low level WC and corner shower cubicle with chrome mixer showers panelled jacuzzi bath with handheld shower. Partially tiled walls, uPVC window to rear and chrome towel radiator.

SECOND FLOOR

Via carpeted staircase to;

BEDROOM FOUR

4.38m x 5.00 (14'4" x 16'4")

A very generous bedroom with carpeted floor, painted walls and smooth ceiling with coving. Velux window and radiator with TRV. Door to;

EN-SUITE BATHROOM

2.57m x 1.44m (8'5" x 4'8")

Tiled floor, wash hand basin vanity unit and chrome tap, low level WC and panelled bath. Partially tiled walls, uPVC window to rear aspect and chrome towel radiator.

OUTSIDE

A good size garden with paved patio area and laid lawn. Mature plants, trees and shrubs provide a natural boundary. Access to the garage via UPVC door.

GARAGE

With lighting and power. Accessed from driveway and side garden.

TENURE

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

COUNCIL TAX

Band G



4



3



3



C

