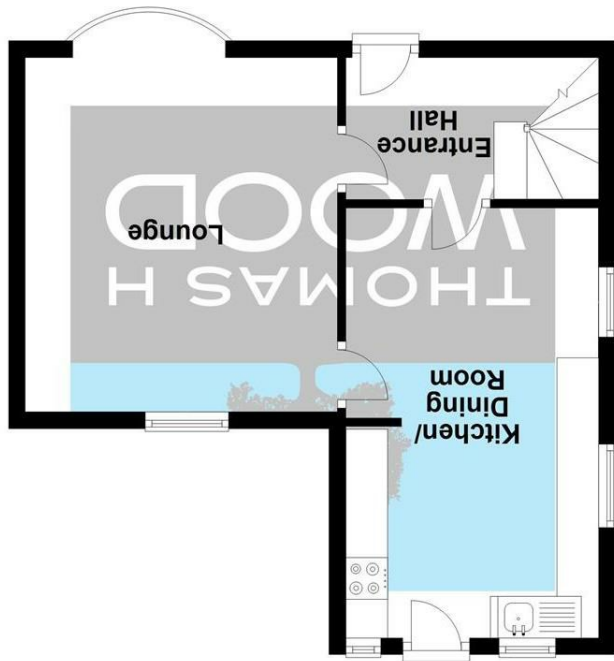
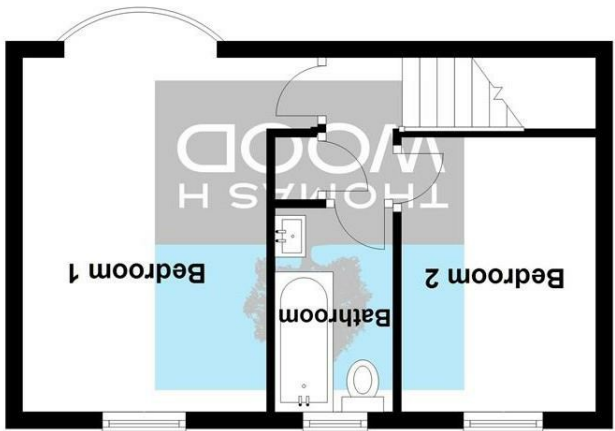


Total area: approx. 723.9 sq. feet



Ground Floor
Approx. 406.0 sq. feet



First Floor
Approx. 317.9 sq. feet

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

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

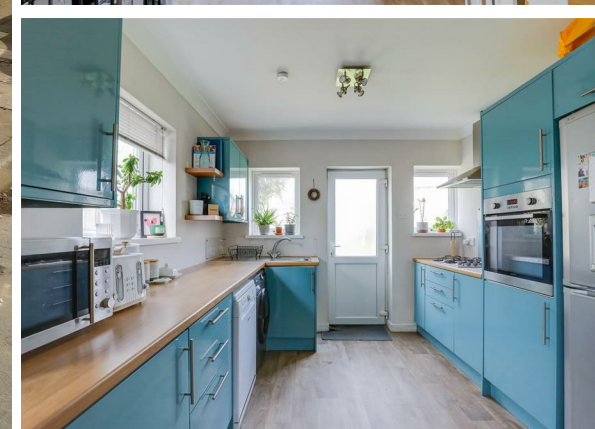
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD





29 Woodland Road,
Whitchurch, Cardiff
CF14 2BU

Asking Price £335,000
House - Semi-Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 723.92 sq ft

Current EPC Rating - D63

Potential EPC Rating - B82

A charming two-bedroom semi-detached family home, nestled on the sought-after Woodland Road in Whitchurch. this property offers convenient access to the vibrant villages of Whitchurch and Llandaff North, the scenic Taff Trail, and an array of excellent public transport connections.

The property briefly comprises, spacious lounge, modern, well-appointed kitchen and dining area to the ground floor, with two double bedrooms accompanied by a contemporary family bathroom. It further benefits from an enclosed and well maintained rear garden, meanwhile, the front of the property provides off-road parking and mature plants and shrubs.

Additionally, this property boasts the invaluable advantage of full planning permission already secured for a double-storey extension to both the side and rear, presenting an exciting opportunity to further enhance and customise the living space to suit your needs and aspirations. All plans can be viewed on the Council website with the planning number 23/01273/HSE.

With its blend of comfort, convenience, and future potential, this home is truly a must-see.

HALLWAY

Enter via UPVC double glazed door, tiled floor and built in under stair cupboard.

LOUNGE

3.76m x 4.94m (12'4" x 16'2")
UPVC double glazed bay windows to front with fully height fitted window shutters, wood block parquet flooring, modern vertical wall mounted radiator, wall mounted electric flame effect fire, coving to ceiling, UPVC double glazed window to rear.

KITCHEN/DINER

3.02m x 5.17m (9'10" x 16'11")
Selection of fitted wall and floor units with fitted worktops, inset 4 hob gas burner with stainless steel extractor hood, fitted electric oven, plumbing for washing machine and dishwasher, modern wall mounted vertical radiator, UPVC double glazed windows to side and rear, UPVC double glazed door onto rear garden.

LANDING

Storage cupboard, access to loft, UPVC window to front.

BEDROOM ONE

2.97m x 4.92m (9'8" x 16'1")

UPVC double glazed bay windows to front with fully height fitted window shutters, double radiator, UPVC double glazed window to rear.

BEDROOM TWO

2.33m x 3.55m (7'7" x 11'7")

Fitted cupboard housing combi boiler, wall mounted double radiator, UPVC double glazed window to rear.

BATHROOM

1.43m x 2.46m (4'8" x 8'0")

White suite comprising panel bath with chrome mixer taps, chrome mixer shower over, low level WC, vanity unit with wash hand basin and chrome mixer tap, wall mounted mirror storage cupboard, wood laminate flooring, fully tiled walls to shower and bath area, UPVC double glazed window to rear.

OUTSIDE

REAR

Enclosed rear garden, laid to lawn, elevated decking area, tastefully planted borders adorned with decorative stone.

FRONT

Off-road parking for up to two vehicles, mature plants and shrubs add a touch of greenery and character to the space, complemented by decorative chippings that enhance the overall aesthetic appeal.

TENURE

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

COUNCIL TAX

Band E



