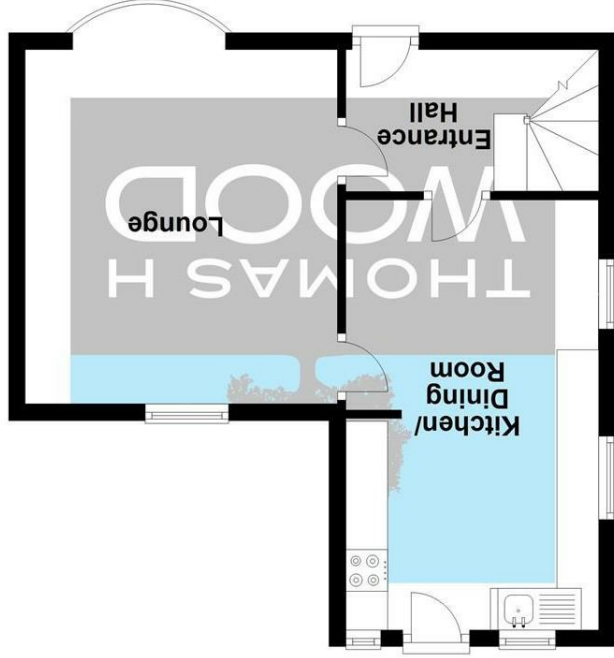


Total area: approx. 723.9 sq. feet



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

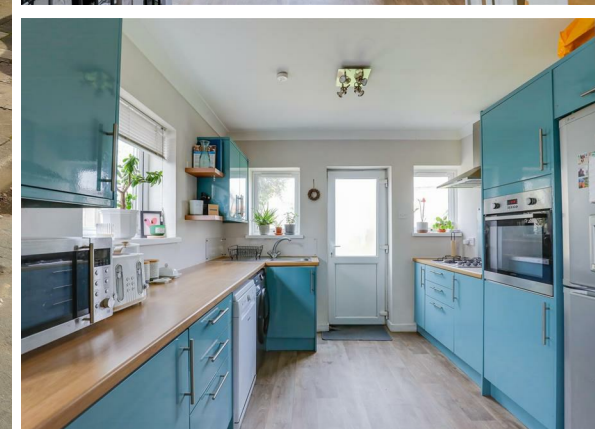
sales@thomashwood.com

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

Thomas H Wood are delighted to bring to market this beautifully presented, two bedroom semi-detached house on Woodland Road, in the sought-after village of Whitchurch, Cardiff. The current owners have maintained the property to a very high standard and is offered for sale in immaculate condition throughout. Ideally located on this quiet road and within walking distance to the vibrant villages of Whitchurch and Llandaff North, the Taff Trail and the excellent public transport links. The property briefly comprises; entrance hallway, lounge, kitchen and dining area. To the first floor, there are two excellent size bedrooms and a three piece bathroom. There is a generous and well stocked rear garden that benefits from a westerly orientation. To the front is a good size driveway with ample off road parking. Furthermore, the property has superb potential to extend and there are a number of excellent examples on the road. (Subject to planning) Viewings are highly recommended.

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



