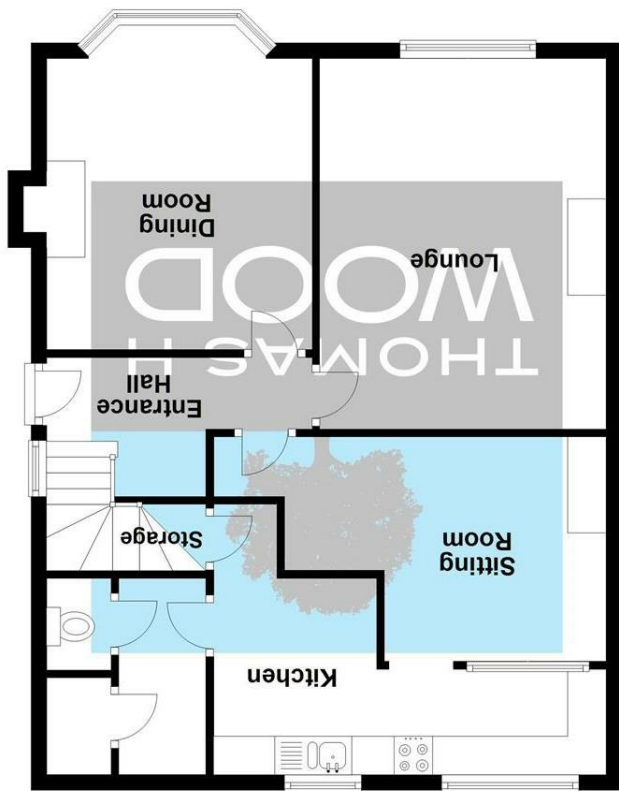
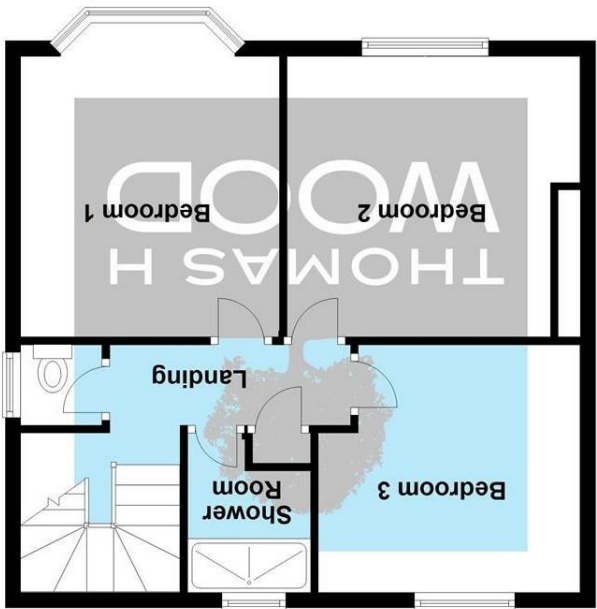


Total area: approx. 1283.1 sq. feet



Ground Floor
Approx. 729.8 sq. feet



First Floor
Approx. 553.3 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	69
Potential	84

Energy Efficiency Rating

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19 St. Francis Road,
Whitchurch, Cardiff
CF14 1AW

Asking Price £550,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1283.10 sq ft

Current EPC Rating - C69

Potential EPC Rating - B84

A rare opportunity to purchase this three double bedroom, semi-detached family residence on St Francis Road in Whitchurch. This beautiful home has been well maintained over the years but is now in need of some modernisation. There is huge potential to create a modern home on this highly sought after address and benefits include, UPVC windows and doors, a new combination boiler, block paved driveway, detached garage and a southeast facing garden. Ideally located and within a short walk to Whitchurch village and the highly regarded primary and secondary schools. The property must be viewed to appreciate the potential and will be sold with NO ONWARD CHAIN.

ENTRANCE HALLWAY

Via UPVC door to hallway, with wood block flooring, papered walls with picture rail, papered ceiling with coving and doors to all rooms.

DINING ROOM

3.45m x 4.52m (11'3" x 14'9")

Overlooking the front aspect of the property with carpeted floors, papered walls with picture rail and papered ceiling with coving. UPVC bay window, gas fire with marble hearth and radiator with TRV.

LOUNGE

3.72m x 4.94m (12'2" x 16'2")

A generous reception room with carpeted floors, papered walls with picture rail, and papered ceiling. UPVC window overlooking the front aspect and feature gas, fire with marble surround and hearth. Radiator with TRV.

BREAKFAST ROOM

4.44m x 2.92m (14'6" x 9'6")

With laminate flooring, papered walls with picture rail and papered ceiling. Fitted cupboards and radiator with TRV. Space for dining table and chairs. Opening to;

KITCHEN

5.01 x 2.05m (16'5" x 6'8")

With a comprehensive run of base units and contrasting work surfaces over. Stainless one and half bowl sink, space and planning for white goods. Gas hob with extractor over and electric oven. Recessed space and under-stair pantry. UPVC windows to rear and UPVC door to;

INTERNAL LOBBY

1.12m x 2.15m (3'8" x 7'0")

With linoleum flooring and UPVC door to rear garden. Doors to;

W.C.

1.05m x 0.83m (3'5" x 2'8")

With laminate flooring, low level WC and UPVC window.

UTILITY SPACE

1.05m x 1.14m (3'5" x 3'8")

With space and plumbing for washing machine. Renewed, wall mounted combination boiler.

LANDING

Via carpeted staircase with vaulted ceiling and UPVC windows to side and rear. Doors to all rooms. Airing cupboard.

BEDROOM ONE

3.46m x 4.53m (11'4" x 14'10")

With carpeted floor, papered walls with picture rail, papered ceiling and UPVC bay window to front aspect. Radiator with TRV.

BEDROOM TWO

3.42m x 3.93m (11'2" x 12'10")

With carpeted floor, papered walls with picture rail, papered ceiling and UPVC window to front aspect. A run of fitted wardrobes and radiator with TRV.

BEDROOM THREE

3.41m x 3.11m (11'2" x 10'2")

With carpeted floor, painted walls, papered ceiling with coving. UPVC window to rear aspect.

BATHROOM

1.60m x 2.09m (5'2" x 6'10")

With linoleum flooring, double shower enclosure, chrome mixer tap and wash hand basin vanity unit with chrome tap. Storage cupboard, UPVC window to rear and chrome towel radiator. Loft hatch access.

W.C.

1.15m x 1.20m (3'9" x 3'11")

With linoleum flooring, low level WC and UPVC window to side aspect.

OUTSIDE

FRONT

A welcoming frontage with blocked paved driveway, laid lawn and mature borders. Brick built perimeters. Driveway leads to main entrance and garage.

REAR

A southeast rear garden overlooking the tennis courts. With patio areas, laid lawn and mature plants and shrubs. Secure UPVC door to driveway.

DETACHED GARAGE

A larger than average garage with up and over door, UPVC windows and door. Power and lighting.

TENURE

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

COUNCIL TAX

Band G



