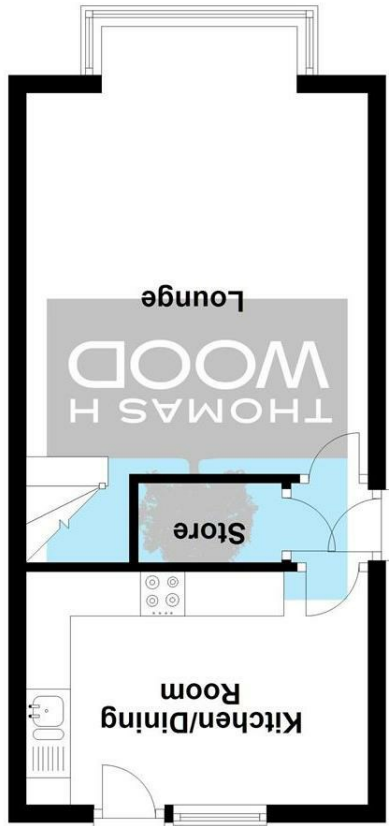
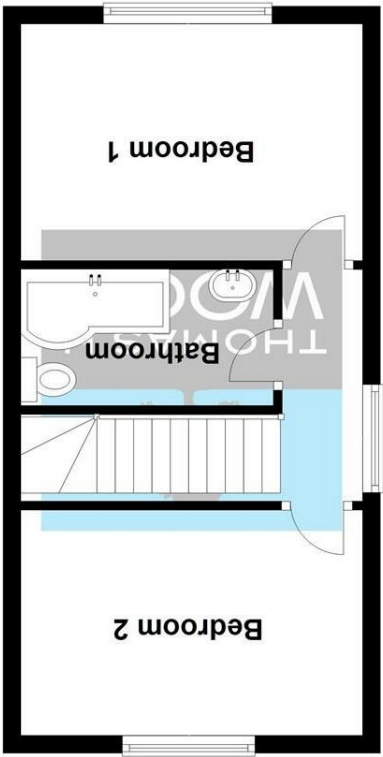


Total area: approx. 679.4 sq. feet



Ground Floor
Approx. 342.5 sq. feet



First Floor
Approx. 336.8 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	72
Potential	88

Energy Efficiency Rating

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THOMAS H WOOD





7 Cae Tymawr,
Whitchurch, Cardiff
CF14 2HB

£274,950
Not specified
2 Bedrooms

Tenure - Freehold

Floor Area - 679.40 sq ft

Current EPC Rating - C72

Potential EPC Rating - B88

A meticulously presented, two double bedroom property located in the sought-after area of Cae Tymawr in Whitchurch. The current owner has upheld the property to exceptional standards, boasting a renewed combination boiler, sleek kitchen, and a three-piece bathroom suite. Ideally positioned within this tranquil cul de sac and occupying a large corner plot, off road parking and a single garage. This charming home is within walking distance of Whitchurch and Llandaff North villages, the Taff Trail, Llandaff North train station, as well as esteemed primary and secondary schools. Viewing is highly recommended to fully appreciate the larger than average layout of this ideal starter home. The property comprises an internal porch, a generous lounge, and a kitchen/diner on the ground floor, while the first floor features two double bedrooms and a bathroom. NO ONWARD CHAIN.

ENTRANCE

Via UPVC front door to hallway. Under stairs storage. Doors to all rooms.

LOUNGE

3.88m x 5.29m (12'8" x 17'4")
(into bay) A bright and spacious principal reception room with oak laminate flooring, painted walls, textured ceiling and radiator panel with TRV. Deep UPVC bay window with fitted blinds and window seat. Wall mounted nest thermostat and stairs to the first floor.

KITCHEN/DINER

3.85m x 2.64m (12'7" x 8'7")
A generous kitchen diner with a range of high gloss wall and base units with contrasting work surfaces over. One and a half bowl stainless steel sink, gas hob, electric oven and extractor over. Space and plumbing for washing machine and integrated under counter fridge freezer. Renewed, wall mounted Glow worm combination boiler. Ceramic tiled floor, painted walls, textured ceiling and radiator with TRV. UPVC windows and doors to rear garden. Ample space for dining table and chairs.

LANDING

Via carpeted staircase to landing. UPVC window with fitted blind. Doors to all rooms. Loft access.

BEDROOM ONE

3.89m x 2.65m (12'9" x 8'8")

A generous double bedroom overlooking the rear aspect of the property. With carpeted floors, painted walls, textured ceiling and radiator panel with TRV. UPVC window and ample space wardrobes and double bed.

BEDROOM TWO

3.88m x 2.60m (12'8" x 8'6")

A further double bedroom overlooking the front aspect of the property. With carpeted floors, painted walls, textured ceiling and radiator panel with TRV. UPVC window and ample space wardrobes and double bed.

BATHROOM

1.65m x 2.93m (5'4" x 9'7")

A modern three piece bathroom with, P shaped panelled bath with glazed shower screen and chrome mixer shower. Low level WC and pedestal wash hand basin with chrome mixer tap and tiled splash back. Tiled floors painted walls chrome radiator, smooth ceiling with spotlights and extractor. Useful storage cupboard.

OUTSIDE

GARAGE

A single garage with up and over door. Parking immediately in front.

FRONT

Via paved pathway to front door. Large laid lawn too front and mature hedgerow and shrubs to side.

REAR

An enclosed garden with patio area and laid lawn. Timber perimeter fencing and gate to the front.

TENURE

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

COUNCIL TAX

Band D



