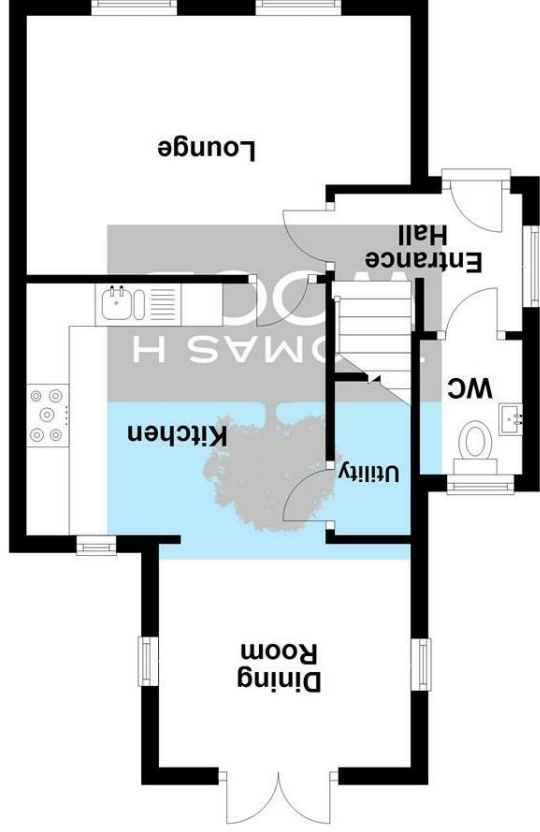


Total area: approx. 784.2 sq. feet



Ground Floor
Approx. 423.0 sq. feet



First Floor
Approx. 361.2 sq. feet

Energy Efficiency Rating	
Potential	Current
90	79
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

England & Wales
EU Directive
2002/91/EC

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WOOD





200 College Road,
Whitchurch, Cardiff
CF14 2NZ

Asking Price £299,950
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 784.20 sq ft

Current EPC Rating - C79

Potential EPC Rating - B90

Thomas H Wood Estate Agents proudly present this charming 3-bedroom semi-detached residence, in the sought-after village of Whitchurch. This super home was constructed in 2008 is conveniently located to the vibrant village of Whitchurch, excellent local amenities, public transport connections and esteemed schools. The property briefly comprises; entrance hall, cloakroom/wc, living room and a modern kitchen/diner boasting integrated appliances. Upstairs, you'll find three bedrooms, including an en-suite shower room and a family bathroom. Added benefits include a new combination boiler, new double oven, UPVC double glazing, an enclosed garden and driveway with off-road parking. Viewings are highly recommended.

HALLWAY

Via UPVC front door to hallway, with laminate floor, painted walls and smooth ceiling with coving. Stairs to first floor, UPVC window to side aspect and radiator with TRV. Ample space for shoes and coats.

CLOAKROOM W.C.

0.96m x 1.55m (3'1" x 5'1")

Low level WC, wall mounted wash hand basin with chrome tap and tiled surround. UPVC window to rear and radiator with TRV.

LOUNGE

4.48m x 2.98m (14'8" x 9'9")

Overlooking the front aspect of the property with laminate flooring, painted walls, smooth ceiling with coving. UPVC windows with fitted blinds and radiator with TRV.

KITCHEN

3.48m x 2.95m (11'5" x 9'8")

A range of wall and base units with contrasting work surfaces. Five ring gas hob, extractor above and electric oven under. Stainless steel sink and chrome tap, integrated dishwasher and fridge freezer. New combination boiler housed within wall mounted cupboard. Tiled splash back, painted walls and smooth ceiling with coving and spotlights. Useful cupboard housing washing machine and tumble dryer. Floor to ceiling UPVC window with fitted blind overlooking the garden. Open plan to;

DINING ROOM

2.47m x 2.54m (8'1" x 8'3")

Space for a sizeable table and chairs. Floor to ceiling UPVC windows with fitted blinds. UPVC French doors with fitted blind to garden. Painted walls, smooth ceiling with coving and spotlights.

LANDING

Via carpeted staircase to landing. Doors to all rooms. UPVC window to side aspect. Over stairs cupboard and loft hatch access.

BEDROOM ONE

2.79m x 2.98m (9'1" x 9'9")

Overlooking the front aspect of the property, with carpeted floor, painted walls, smooth ceiling with coving, UPVC window with fitted blind and radiator with TRV. Door to;

EN SUITE

1.55m x 1.19m (5'1" x 3'10")

Modern and beautifully finished shower room with wash hand basin vanity unit and double shower enclosure with glazed sliding door and black mixer shower and handheld ringer. Porcelain tiled walls with mosaic border. Smooth ceiling spotlights.

BEDROOM TWO

2.52m x 2.98m (8'3" x 9'9")

A further double bedroom overlooking the rear aspect of the property, with carpeted floor, painted walls, smooth ceiling with coving, UPVC window and radiator with TRV.

BEDROOM THREE

2.49m x 2.50m (8'2" x 8'2")

Flexible space currently being used as an office but comfortably accommodates a single bed. Overlooking the rear aspect of the property, with carpeted floor, painted walls, smooth ceiling with coving, UPVC window and radiator with TRV.

FAMILY BATHROOM

1.56m x 1.93m (5'1" x 6'3")

With panelled bath, glazed shower screen and chrome taps and shower. Low level WC and pedestal wash hand basin with chrome taps. Tiled and painted walls, towel radiator and UPVC window to side aspect.

OUTSIDE

FRONT

Driveway adjacent to the property. Path to front door and gated access to rear garden.

REAR

Courtyard garden with decking area and raised artificial lawn seating area. Side garden with decorative gravel border. Timber perimeter fencing and gate to the driveway.

TENURE

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

COUNCIL TAX

Band E



