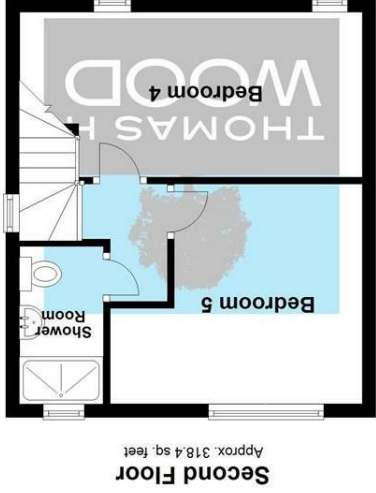
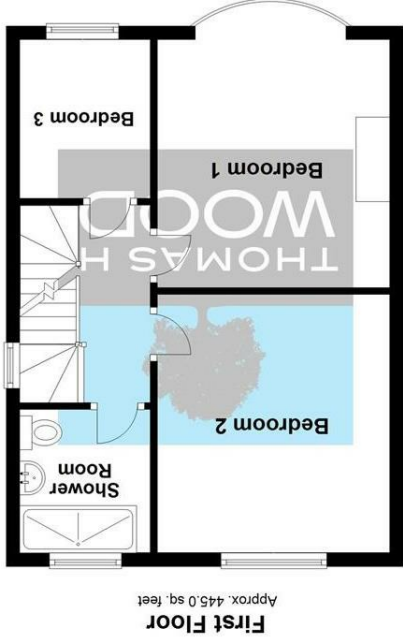
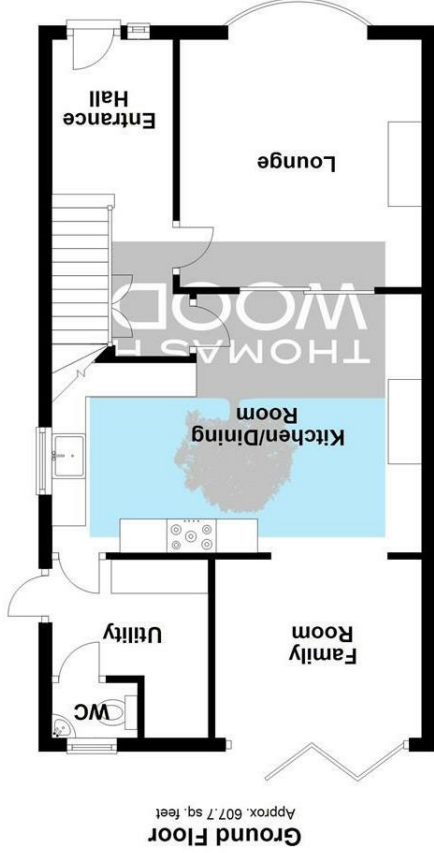


Total area: approx. 1371.1 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-28) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	
England & Wales	

www.thomashwood.com

WEBSITE

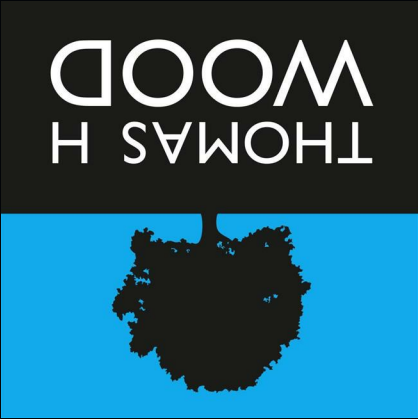
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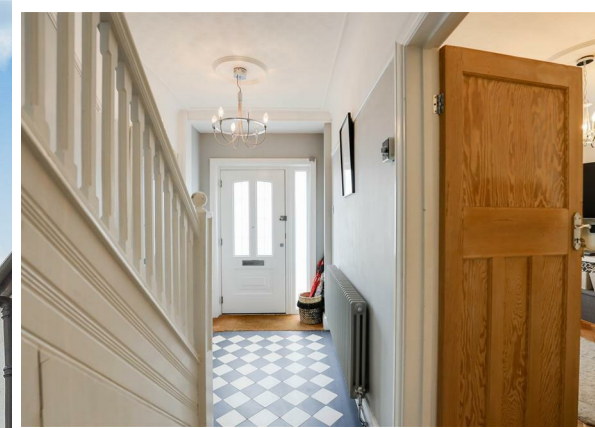
TELEPHONE

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EMAIL

CONTACT





7 Maelog Road,
Whitchurch, Cardiff
CF14 1HP

£550,000
House - Semi-Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 1371.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - C80

A beautifully presented, five bedroom family home located on Maelog Road in Whitchurch. Ideally located just a short walk from Whitchurch Village, the highly regarded primary and secondary schools and excellent public transport links to the City. The current owners have transformed the property with a superb extension to the rear to create a family room, spacious utility and WC, along with a loft conversion that has created two excellent size bedrooms and a shower room. The property is offered for sale for the first time in 23 years and is in excellent order throughout. The property briefly comprises, entrance hallway, lounge, kitchen/diner, family room, utility and WC. To the first floor, there are three bedrooms and recently installed shower room. The second floor has two excellent size bedrooms and a shower room. A private rear garden with single garage and garden room, further compliment this beautiful home. Viewings are recommended.

ENTRANCE HALLWAY

Via new composite front door, leading to a spacious entrance hallway with tiled floor, painted walls, picture rail and papered ceiling with coving. Traditional radiator, under stairs storage, doors to all rooms and stairs to the first floor.

LOUNGE

3.63m x 4.42 (11'10" x 14'6")
(into bay) with wood block flooring, feature fireplace, painted walls, picture rail and papered ceiling with coving. Fitted shelving to alcoves, radiator with TRV, deep bay window with UPVC windows and fitted blinds.

KITCHEN/DINER

5.51m x 3.84m (18'0" x 12'7")
(max) a good size open plan kitchen and diner with tiled floor, painted walls, picture rail and wooden beam. The kitchen has a range of wall and base units and oak work surfaces over. Space and plumbing for American size fridge freezer and dishwasher. Inset Belfast sink with chrome tap. Range cooker with extractor over. UPVC window to side aspect and opening to;

FAMILY ROOM

3.19m x 2.62m (10'5" x 8'7")
modern extension with roof lantern and bi folding doors and laminate flooring. A flexible space that could be used as another reception room or dining room.

UTILITY ROOM

1.95m x 1.66m (6'4" x 5'5")
Modern extension with roof lantern and composite stable door. Space and plumbing for washing machine and tumble dryer. New wall mounted Baxi combination boiler. Tiled floor, painted walls, wall mounted cupboards and Door to;

W. C.

1.11m x 0.71m (3'7" x 2'3")
Tiled floor, low level WC and wall mounted wash hand basin.

LANDING

Via carpeted staircase to a spacious landing. Doors to all rooms and stairs to second floor.

BEDROOM ONE

3.37m x 4.39m (11'0" x 14'4")
(into bay) overlooking the front aspect with carpeted floor, painted walls, papered ceiling with coving, UPVC bay window with fitted blinds and radiator with TRV.

BEDROOM TWO

3.33m x 3.73m (10'11" x 12'2")
Overlooking the rear aspect with laminate flooring, painted walls, smooth ceiling and UPVC window.

BEDROOM THREE

1.88m x 2.17m (6'2" x 7'1")
Overlooking the front aspect with carpeted floor, painted walls, smooth ceiling, fitted storage, UPVC window and radiator with TRV.

SHOWER ROOM

1.70m x 2.01m (5'6" x 6'7")
Recently renewed and stunning shower room with fully tiled walls and floor. Wall mounted wash hand basin vanity with chrome tap, storage and under counter lighting. Enclosed WC recessed fitted mirror, fully tiled shower enclosure with rainfall and handheld shower. Wall mounted shower controls and brushed chrome towel radiator. Obscure UPVC window with quartz windowsills. Motion sensor, spotlights.

BEDROOM FOUR

4.23m x 2.45m (13'10" x 8'0")
Overlooking the front aspect with carpeted floor, painted walls, smooth, sloping ceiling with spotlights, Velux window, fitted clothes rail to alcove, eaves storage and towel radiator with TRV.

BEDROOM FIVE

2.31m x 3.15m (7'6" x 10'4")
Overlooking the rear aspect with carpeted floor, painted walls, smooth ceiling with spotlights, fitted clothes rail to alcove, UPVC window and towel radiator with TRV.

SHOWER ROOM

1.06m x 2.18m (3'5" x 7'1")
A modern shower room with fully tiled walls and floor. Wall mounted wash hand basin vanity with chrome tap, storage under. Low level WC, fully tiled shower enclosure with chrome mixer shower. Chrome towel radiator, obscure UPVC window with quartz windowsills.

OUTSIDE

FRONT

A picturesque frontage with gravel driveway, laid lawn, plants, shrubs and brick built perimeters.

REAR

A superb rear garden with porcelain patio area, artificial lawn and well stocked borders. Timber built garden room with power and lighting. This prime for further development to create a working from space. Side gate to driveway and access to the single garage, with up and over door. Power and lighting to the garage and external lighting to the family room and driveway.

TENURE

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

COUNCIL TAX

Band F



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C

