



16 Kingsland Road,
Whitchurch, CARDIFF
CF14 2EJ

Offers Over £375,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 782.50 sq ft

Current EPC Rating - E47

Potential EPC Rating - B84

A rare and wonderful opportunity to purchase this much loved family home, ideally located on Kingsland Road in Whitchurch. The property has been owned by the same family since it's construction in the late 1950's and is now offered for sale with NO ONWARD CHAIN. The property has been very well maintained over the years but would now benefit from some modernisation. This ideal family home has excellent potential to extend to the side and rear (Subject to the relevant permissions) This delightful house briefly comprises; entrance hallway, lounge, sitting room and kitchen. To the first floor, there are three bedrooms and a shower room. Delightful front and rear gardens, along with a single garage, complete this lovely home.

HALLWAY

1.62m x 3.69m (5'3" x 12'1")

Via UPVC door to carpeted hallway. Doors to all rooms and under stair storage.

LOUNGE

3.45m x 3.83m (11'3" x 12'6")

Overlooking the front aspect with carpeted floor, papered walls with picture rail, papered ceiling and double glazed bay window. Night storage heater.

SITTING

3.27m x 3.94m (10'8" x 12'11")

Overlooking the rear aspect with carpeted floor, papered walls, tiled ceiling and double glazed sliding doors. Night storage heater and electric fire. Door to storage cupboard.

KITCHEN

1.78m x 2.99m (5'10" x 9'9")

A fitted kitchen with a range of base and eye level units and complementary work surfaces and tiled splashbacks. Fitted electric oven and hob. Plumbed for a washing machine and space for under counter fridge. uPVC double glazed window and door to side.

LANDING

Via carpeted staircase to landing. Doors to all rooms. Loft hatch.

BEDROOM ONE

3.28m x 4.45m (10'9" x 14'7")

(into bay) Overlooking the front aspect with carpeted floor, papered walls with picture rail, papered ceiling and double glazed bay window.

BEDROOM TWO

3.29m x 3.33m (10'9" x 10'11")

Overlooking the rear aspect with carpeted floor, papered ceiling, papered walls with picture rail and UPVC double glazed window.

BEDROOM THREE

1.87m x 2.70m (6'1" x 8'10")

Overlooking the front aspect with carpeted floor, papered walls with picture rail, papered ceiling and double glazed window.

SHOWER ROOM

1.80m x 2.26m (5'10" x 7'4")

Double shower enclosure with electric shower. Low level WC. Wash hand basin and double glazed window to side. Airing cupboard.

OUTSIDE

FRONT

A welcoming frontage with laid lawn and mature plants and shrubs. Gate to rear garden. Pathway to entrance.,

REAR

A delightful rear garden with well-manicured lawn areas and raised borders. Outside toilet and coal house. Handstand parking and garage to rear. Further side garden with mature plants and shrubs. Shed and gate to front. Driveway accessed by adjoining side road.

TENURE

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

COUNCIL TAX

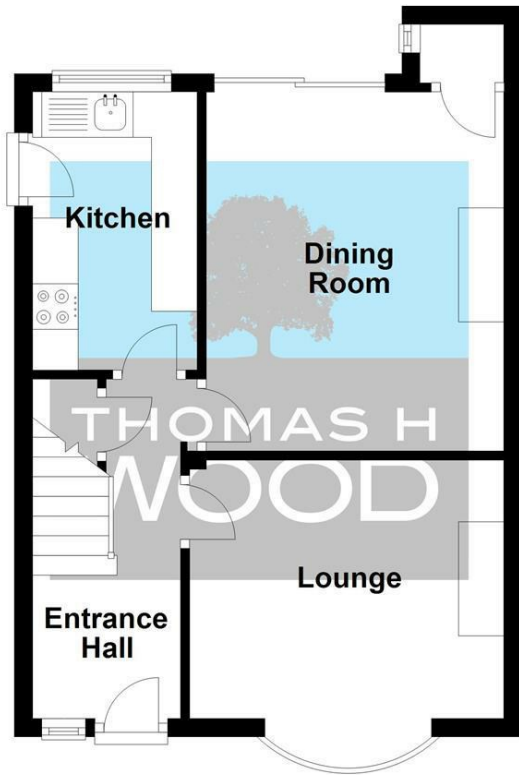
Band E





Ground Floor

Approx. 397.4 sq. feet



First Floor

Approx. 385.1 sq. feet



Total area: approx. 782.5 sq. feet



**THOMAS H
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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |