



5 Heol Y Forlan,  
Whitchurch, Cardiff  
CF14 1AX

Asking Price £525,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1281.00 sq ft

Current EPC Rating - C77

Potential EPC Rating - B88

A deceptively spacious four bedroom family home, ideally located on Heol Y Forlan in the heart of Whitchurch village. Within walking distance of the highly regarded primary and secondary schools and the excellent public transport links. Occupying a sizeable corner plot that has superb potential for extension, subject to the relevant permissions. The property briefly comprises; entrance hallway, lounge, dining room, kitchen, utility room and WC. To the first floor, there are 4 generous bedrooms and bathroom. Generous side and rear gardens, plus driveway complete this excellent home. To be sold with no onward chain.

#### ENTRANCE HALLWAY

Via new composite front door to hallway with laminate floor, papered walls, papered ceiling and radiator panel. Stairs to first floor and doors to all rooms.

#### LOUNGE

4.91m x 4.59m (16'1" x 15'0")

A spacious reception room overlooking the front aspect of the property. With laminate floor, papered walls, papered ceiling, feature fireplace, radiator panel and UPVC bay window. Open to;

#### DINING ROOM

3.89m x 3.40m (12'9" x 11'1")

A further generous reception room with laminate floor, papered walls, papered ceiling, radiator panel and UPVC French doors to rear garden.

#### KITCHEN

4.30m x 2.92m (14'1" x 9'6")

A modern high gloss kitchen with a range of wall and base units with contrasting work surfaces. Electric hob with stainless steel extractor over, and one bowl stainless steel sink. Space and plumbing for American style fridge freezer and dishwasher. UPVC window to side with fitted blind. Tiled floor and tiled splash back.

#### UTILITY CUPBOARD

2.29m x 1.27m (7'6" x 4'1")

Space and plumbing for washing machine and tumble dryer. Continuation of the tiled floor.

#### LOBBY

With UPVC door to rear garden and door to;

#### W.C.

1.65m x 1.26m (5'4" x 4'1")

With low level WC, pedestal wash hand basin, continuation of the tiled floor and panel radiator.

#### LANDING

#### BEDROOM ONE

4.23m x 3.92m (13'10" x 12'10")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and smooth ceiling. UPVC window and radiator panel.

#### BEDROOM TWO

3.89m x 3.40 (12'9" x 11'1")

Overlooking the rear aspect with carpeted floor, papered walls with picture rail and smooth ceiling. UPVC window and radiator panel.

#### BEDROOM THREE

3.21m x 2.92m (10'6" x 9'6")

Overlooking the rear aspect with carpeted floor, painted walls and textured ceiling. UPVC window and radiator panel.

#### BEDROOM FOUR

2.41m x 2.28m (7'10" x 7'5")

Overlooking the front aspect with carpeted floor, papered walls with picture rail and smooth ceiling with loft access. UPVC window and radiator panel.

#### BATHROOM

3.38m x 1.65m (11'1" x 5'4")

A three piece bathroom panelled bath and shower over. Wash hand basin vanity unit with chrome tap. Low level WC, obscure UPVC window, tiled walls and tile effect floor.

#### OUTSIDE

##### FRONT

A low maintenance frontage with decorative stone. Pathway to front door.

##### REAR

With patio area and large side lawn and hardstand parking. Brick built perimeters and gate access.

#### TENURE

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

#### COUNCIL TAX

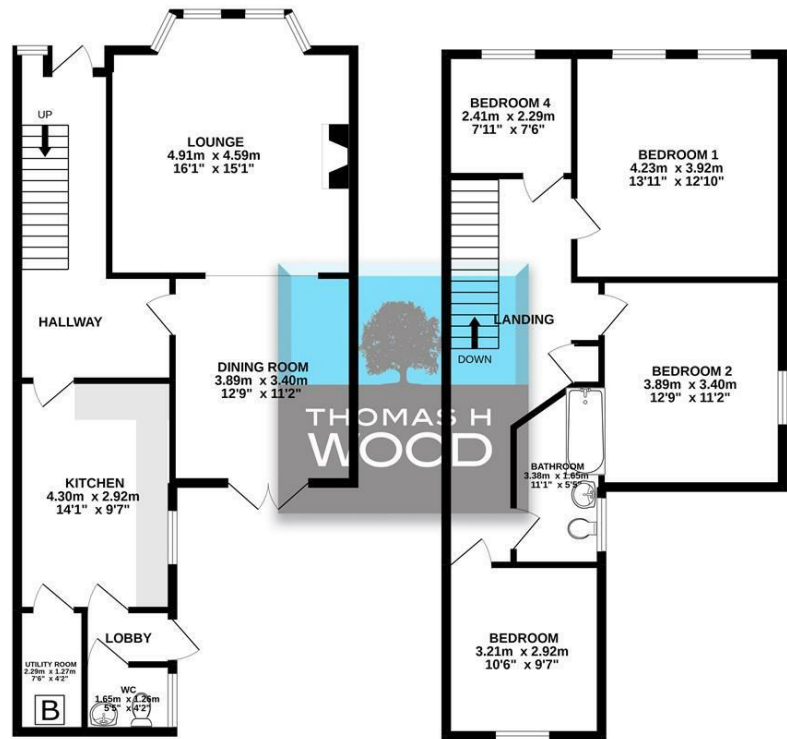
Band F





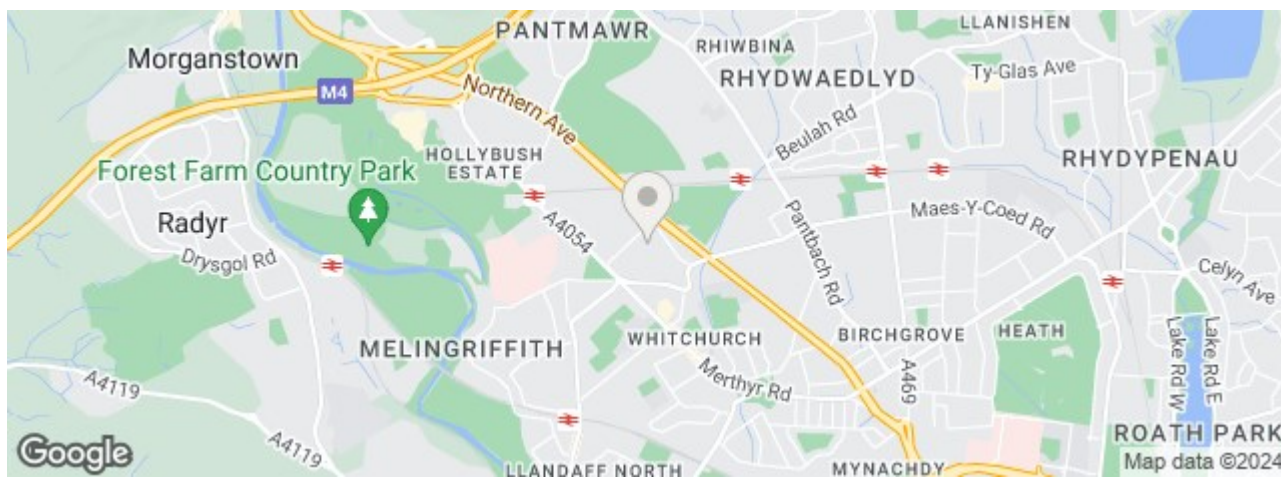
GROUND FLOOR  
65.6 sq.m. (706 sq.ft.) approx.

1ST FLOOR  
65.0 sq.m. (699 sq.ft.) approx.



TOTAL FLOOR AREA : 119.0 sq.m. (1281 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	