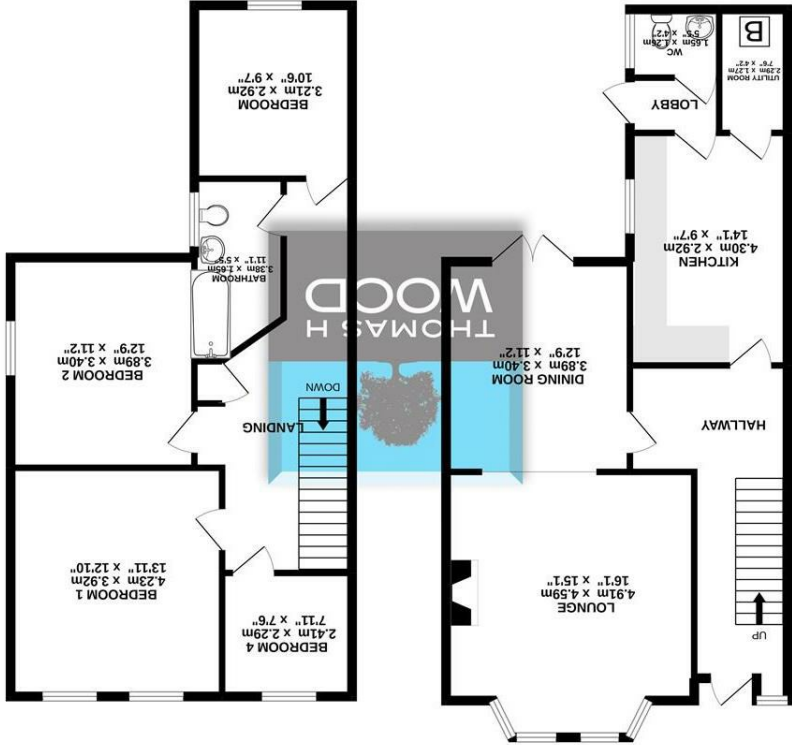


Values shown on this map are intended to provide a general indication of the location of the property and are not intended to be used as a guarantee of accuracy. The map is provided for information only and is not intended to be used as a guarantee of accuracy. The map is provided for information only and is not intended to be used as a guarantee of accuracy. The map is provided for information only and is not intended to be used as a guarantee of accuracy.



GROUND FLOOR 65.0 sq.m. (706 sq.ft.) approx. 1ST FLOOR 65.0 sq.m. (699 sq.ft.) approx.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 77 | 88 |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |



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5 Heol Y Forlan,
Whitchurch, Cardiff
CF14 1AX

Asking Price £475,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1281.00 sq ft

Current EPC Rating - C77

Potential EPC Rating - B88



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C

Deceptively Spacious Four-Bedroom Family Home on a Generous Corner Plot
– OFFERS WELCOMED - NO ONWARD CHAIN

Set in the heart of Whitchurch village, this impressive four-bedroom family home on Heol Y Forlan offers exceptional space, character, and untapped potential—all within walking distance of highly regarded local schools, shops, and excellent public transport links.

Occupying a substantial corner plot, this deceptively spacious property boasts high ceilings, generous proportions throughout, and the rare advantage of large side and rear gardens, providing exciting potential to extend the home both outwards and upwards (subject to the relevant planning permissions). Whether you're dreaming of an open-plan kitchen/dining space or an additional bedroom in the loft, this home offers the flexibility to grow with your family's needs.

The ground floor comprises: A welcoming entrance hallway. Spacious lounge with excellent natural light. Separate dining room. Kitchen with adjoining utility room. Convenient downstairs WC

Upstairs features four well-proportioned bedrooms and a family bathroom, with plenty of space for further reconfiguration if desired.

Outside, the west-facing rear garden is bathed in afternoon and evening sun—ideal for relaxing or entertaining—while the expansive side garden adds even more outdoor potential. A private driveway adds practicality to this already appealing home.

Key Features:

- Generous corner plot with large side and rear gardens
- High ceilings and excellent natural light throughout
- West-facing garden – perfect for sunny afternoons
- Scope to extend to the side, rear, or into the loft (STPP)
- Four spacious bedrooms
- No onward chain – ready for immediate occupation
- Prime Whitchurch location, close to top schools, shops & transport links

This is a rare opportunity to acquire a substantial home in a sought-after location, offering both immediate comfort and long-term potential. Early viewing is highly recommended.

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

