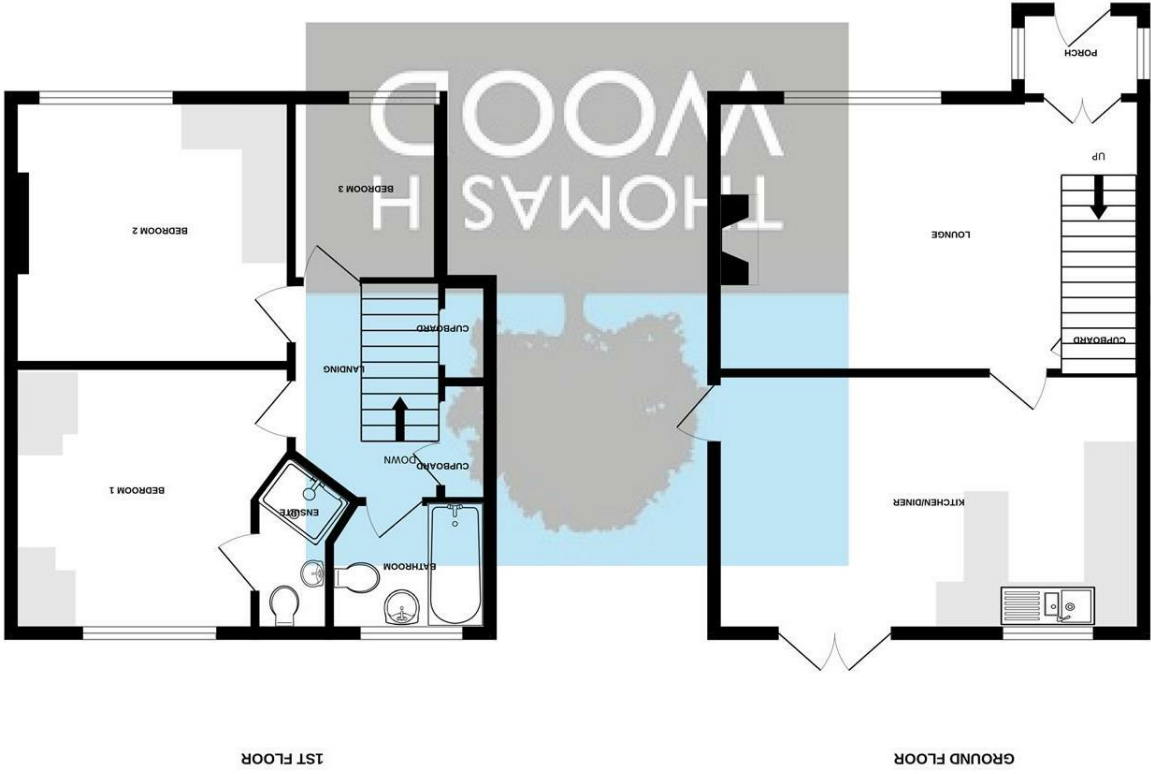


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.



Energy Efficiency Rating	
Potential	Current
87	61

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

Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

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31 Heol Pentwyn,
Whitchurch, Cardiff
CF14 7DD

Asking Price £299,950
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 904.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - B87

An immaculate and beautifully presented 3 bedroom mid terrace home, located in the popular and vibrant village of Whitchurch. The current owners have transformed the property to create a modern and well-appointed home with an open plan kitchen/breakfast room, inset electric fire and media wall. Furthermore, the property has a South West facing rear garden and a Worcester combination boiler. Ideally located and within walking distance to Whitchurch Village and the highly regarded primary and secondary schools. Viewings are highly recommended to appreciate this excellent opportunity.

ENTRANCE

Composite door leading into porch. Cloak oak area with glazed double doors to lounge.

LOUNGE

5.51m x 3.23m (18'0" x 10'7")

A generous reception room overlooking the front aspect of the property, with ceramic wood effect tiled floor smooth plastered walls to ceiling, Upvc double glazed window to front, two radiators, under stairs storage cupboard, spotlights,. Feature fireplace with inset space for wall mounted TV.

KITCHEN

5.77m x 3.61m (18'11" x 11'10")

A bright and spacious open plan kitchen/ diner with quartz overlay work surfaces and composite sink. Breakfast bar with seating, high gloss wall and base units. Integrated appliances include, washing machine, oven & grill, microwave and dishwasher. Space for fridge freezer. Under counter lighting, spotlights to ceiling and two radiators. Cupboard housing wall mounted Worcester boiler. Ample space for dining table and chairs. Upvc double glazed window and patio doors leading to rear.

LANDING

Carpeted staircase leading to spacious first floor landing, doors leading to all bedrooms and family bathroom, large fitted storage cupboard to side.

BEDROOM ONE

3.66m x 3.45m (12'0" x 11'3")

A good size master bedroom overlooking the rear aspect. With ceramic wooden effect tiled floor, two fitted wardrobes and side units, smooth

plastered walls to ceiling, , upvc double glazed window to rear, radiator. With door leading to en suite shower room,

EN-SUITE

0.85m x 2.25m (2'9" x 7'4")

A three piece suite comprising shower cubicle, low level wc and wash hand basin, tiled walls throughout, ceramic wood effect tiled floor.

BEDROOM TWO

3.63m x 3.45m (11'10" x 11'3")

A further double bedroom with ceramic wood effect tiled floor, fitted wardrobes, smooth plastered walls to ceiling, upvc double glazed window to front and radiator.

BEDROOM THREE

2.59m x 2.31m (8'5" x 7'6")

A generous single bedroom with a fitted open wardrobe, smooth plastered walls to ceiling, ceramic wood effect tiled floor, radiator, Upvc double glazed window to front.

BATHROOM

2.34m x 1.67m (7'8" x 5'5")

Shower base, low level wc and wash hand basin with vanity unit, heated chrome towel rail, spotlights, obscure Upvc double glazed window to rear, part tiled walls, wood effect laminate floor.

OUTSIDE

Beautifully landscaped south westly facing garden comprising spacious paved patio area with plenty of space for BBQ area, tables & chairs to enjoy, steps leading up to raised lawn area, access to shed with power and lighting. Outside tap side gate leading to to front.

TENURE

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

COUNCIL TAX

Band D



