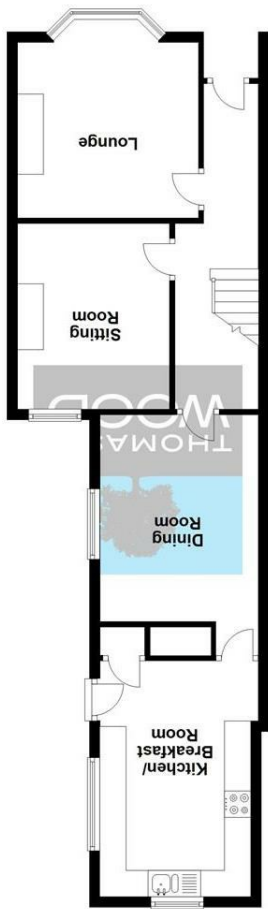
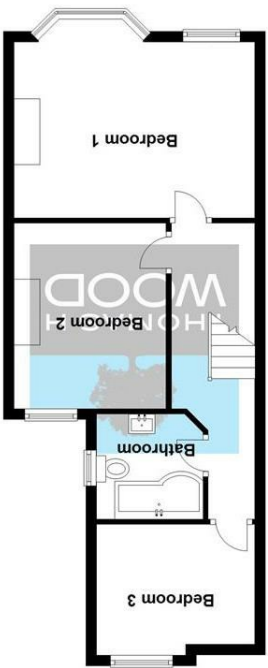


Total area: approx. 1140.5 sq. feet



Ground Floor
Approx. 642.8 sq. feet



First Floor
Approx. 497.7 sq. feet

Energy Efficiency Rating	
Potential	Current
87	74

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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46 Heol Y Forlan,
Whitchurch, Cardiff
CF14 1BA

£415,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 1140.50 sq ft

Current EPC Rating - C74

Potential EPC Rating - B87

An immaculate and beautifully presented, three double bedroom family home, ideally located on Heol Y Forlan in Whitchurch village. The current owner fully renovated the property in 2014 and is now offered for sale with no onward chain. The standard of the renovation is evident in every room, with smooth plastered walls and ceilings, tasteful decoration and lovely original features throughout. The property benefits from a full rewire and a complete overhaul of the central heating system, to include new pipe work and Worcester combination boiler. Furthermore, the property has valid gas and electrical safety certificates and smart home technology. The property briefly comprises, entrance hallway, lounge, sitting room, dining room and kitchen to the ground floor. To the first floor, there are three double bedrooms and a family bathroom. The property is ideally located to Whitchurch village, the train station and the excellent bus and road links. The highly regarded primary and secondary schools are within walking distance. The property is offered for sale in exceptional order throughout and viewings are highly recommended.

ENTRANCE HALLWAY

Via open porch, to composite front door with glazed inserts. Beautiful original tiled floor, stairs rising to the first floor and doors to all rooms. Painted walls with picture rail. Alarm panel, Philips hue lighting and Nest smart thermostat and smoke detector.

LOUNGE

3.45m x 4.06 (11'3" x 13'3")
Overlooking the front aspect with carpeted floor, painted walls with picture rail and smooth ceiling with ornate coving. Open fireplace, deep UPVC window and radiator panel.

SITTING ROOM

2.90m x 3.53m (9'6" x 11'6")
Overlooking the side return with carpeted floor, painted walls with picture rail and smooth ceiling with coving. Open fireplace, UPVC window and radiator panel.

DINING ROOM

3.00m x 3.94 (9'10" x 12'11")
Overlooking the side return with carpeted floor, painted walls with picture rail and smooth ceiling with coving. UPVC window and radiator panel.

KITCHEN

3.20m x 4.47m (10'5" x 14'7")
A generous kitchen with solid oak wall and base units with contrasting work surfaces overs. Composite sink with brushed chrome tap. Neff induction hob and Neff integrated dishwasher and AEG ovens. Tiled floor and tiled splash back. Useful storage cupboards with wall mounted Worcester combination boiler. Overhead lighting and counter spotlights.

LANDING

Via carpeted staircase to split level landing. Doors to all rooms. Loft access with pull down ladder. Partially boarded loft space. Painted walls with picture rail and radiator panel. Philips Hue motion sensor spotlights.

BEDROOM ONE

4.65m x 4.15m (15'3" x 13'7")
A bright and spacious master bedroom with carpeted floors, painted walls with picture rail and smooth ceiling with coving. Philips hue lighting, radiator panel and UPVC bay and single window.

BEDROOM TWO

2.94m x 3.66m (9'7" x 12'0")
A good size double bedroom overlooking the side return. With carpeted floors, painted walls with picture rail and smooth ceiling with coving. Philips hue lighting, radiator panel and UPVC window.

BEDROOM THREE

3.05m x 2.48m (10'0" x 8'1")
A further double bedroom overlooking the rear aspect of the property with carpeted floors, painted walls with picture rail and smooth ceiling with coving. Philips hue lighting, radiator panel and UPVC window with fitted blind.

BATHROOM

2.07m x 1.84m (6'9" x 6'0")
With panelled 'P' shaped bath with glazed shower screen. Chrome mixer shower, low level WC and traditional pedestal wash hand basin with chrome tap. Chrome towel radiator, fully tiled walls and floor. Smooth ceiling with spotlights and extractor fan.

OUTSIDE

FRONT

A block paved courtyard garden with wrought iron gate, railings and hedgerow.

REAR

A delightful rear garden with paved patio and raised flower beds with mature plants and shrubs. Outside tap and power points, plus garden lights. Gated rear access. Brick and timber perimeters.

TENURE

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

COUNCIL TAX

Band



