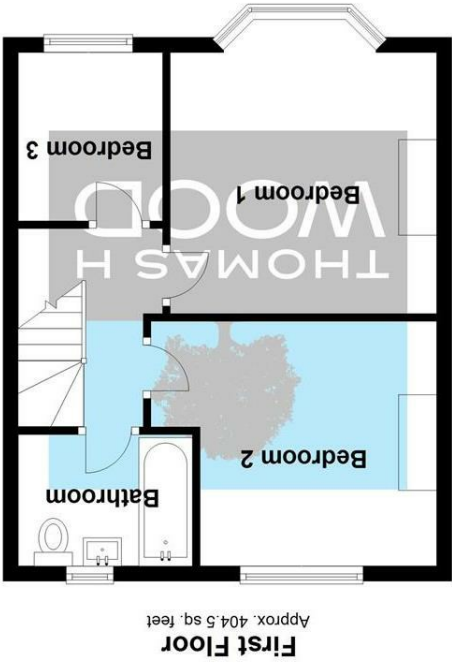
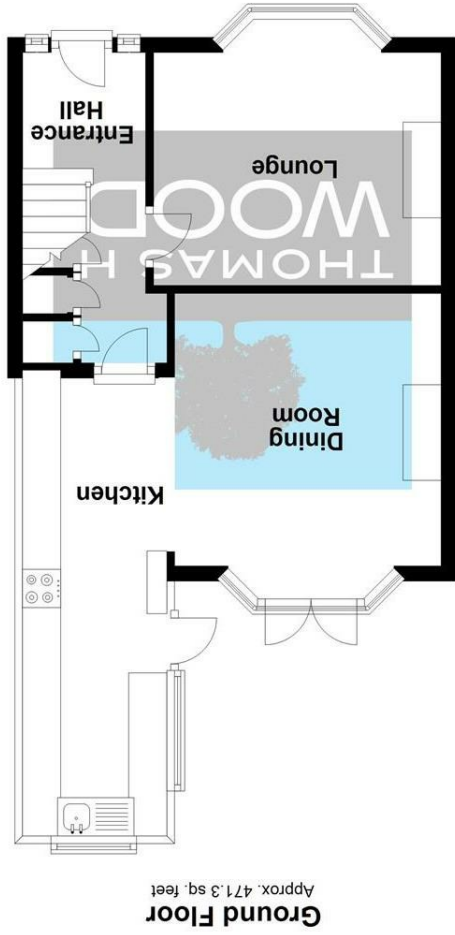


Total area: approx. 875.8 sq. feet



Energy Efficiency Rating	
Potential	Current
87	73

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



**CONTACT**

EMAIL

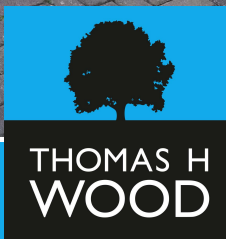
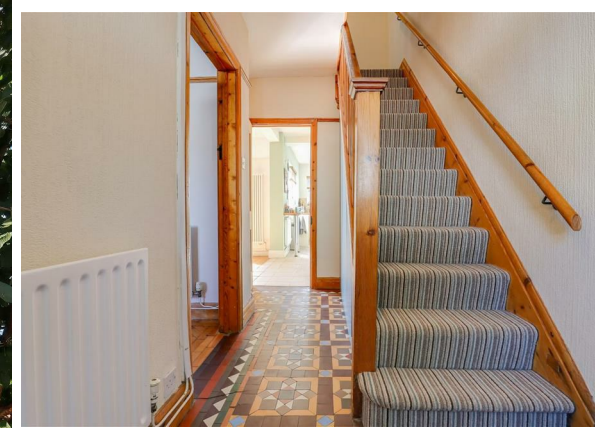
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6 Llancaiach Road,  
Whitchurch, Cardiff  
CF14 1PX

£375,000  
House - Terraced  
3 Bedrooms

**Tenure - Freehold**

**Floor Area - 878.80 sq ft**

**Current EPC Rating - C73**

**Potential EPC Rating - B87**

A wonderful opportunity to purchase this traditional 3 bedroom mid terrace home, ideally located on Llancaiach Road in Whitchurch village. The current owners have transformed the house and is offered for sale in excellent order throughout. Located just a short walk from the centre of Whitchurch village which offers a range of amenities including shops, bars, restaurants and independent retailers. Situated within the catchment for a number of excellent primary and secondary schools including Whitchurch Primary School, Whitchurch High school and Welsh medium schools Ysgol Gymraeg Melin Gruffydd and Ysgol Gyfun Gymraeg Glantaf. The property is also conveniently positioned for access to the A470 and to the M4 and the excellent public transport links. The property briefly comprises; entrance hallway, with superb storage, lounge, and kitchen/diner, to the ground floor. To the first floor there are 3 bedrooms and a modern family bathroom. Viewings are highly recommended to appreciate this beautiful home.

#### **ENTRANCE HALLWAY**

Via UPVC front door to hallway, with original tiled floors and bespoke under stairs fitted cupboards. Stairs rising to the first floor and doors to all rooms.

#### **LOUNGE**

3.05m x 3.77m (10'0" x 12'4" )

A bright and spacious principal reception room with woodblock flooring, painted walls with picture rail and smooth ceiling. Feature open fire with tiled surround and mantle. Deep UPVC bay window and radiator panel with TRV.

#### **KITCHEN**

6.09m x 1.89m (19'11" x 6'2" )

With the range of wall and base units and contrasting work surfaces over. Integrated fridge freezer, electric oven and gas hob with extractor over. Stainless steel sink, space and plumbing for washing machine and dishwasher. UPVC windows and UPVC door to garden. Tiled floor and tiled splash backs.

#### **DINING ROOM**

3.57m x 3.49m (11'8" x 11'5" )

Open plan to the kitchen with wood block flooring, painted walls with picture rail and smooth ceiling. UPVC bay window and double doors to the garden.

#### **BEDROOM ONE**

3.45m x 3.46m (11'3" x 11'4" )

A generous master bedroom overlooking the front aspect of the property. With carpeted floor, papered walls with picture rail and smooth ceiling. Feature fireplace, UPVC bay window and radiator with TRV.

#### **BEDROOM TWO**

3.21m x 3.24m (10'6" x 10'7" )

A further double bedroom overlooking the rear aspect to the property. With carpeted floors, painted walls, picture rail and smooth ceiling. Feature fireplace, UPVC window, fitted wardrobes along one side. One housing the combination boiler.

#### **BEDROOM THREE**

2.15m x 2.04m (7'0" x 6'8" )

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

#### **BATHROOM**

A modern and recently fitted three piece bathroom with low level WC, pedestal wash hand basin, panelled bath with shower over. Metro brick tiling, contrasting painted walls, UPVC window to rear and traditional towel radiator.

#### **OUTSIDE FRONT**

Ample off road parking on block paved driveway.

#### **OUTSIDE REAR**

A delightful rear garden with patio and laid lawn areas. Benefiting from a sunny aspect, storage shed and rear lane access.

#### **TENURE**

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

#### **COUNCIL TAX**

Band E



