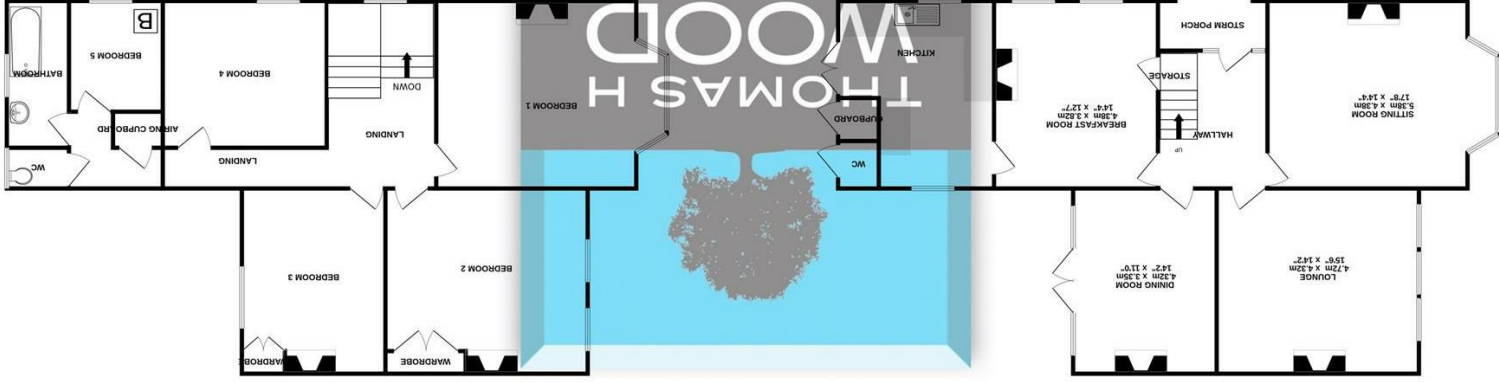


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**FIRST FLOOR**  
98.9 sq.m. (1065 sq.ft.) approx.



**GROUND FLOOR**  
98.3 sq.m. (1059 sq.ft.) approx.

**TOTAL FLOOR AREA : 197.3 sq.m. (2123 sq.ft.) approx.**

Whilst 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 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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CONTACT

EMAIL

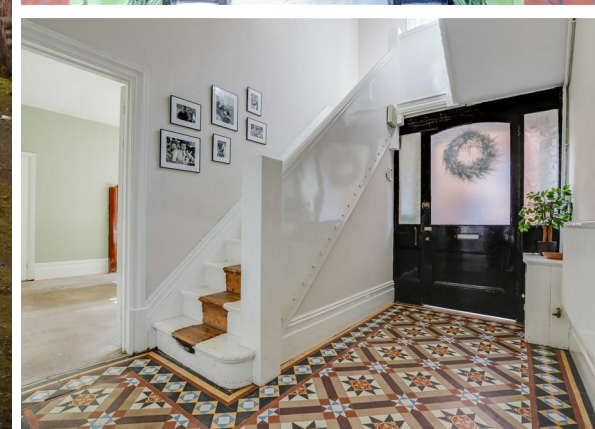
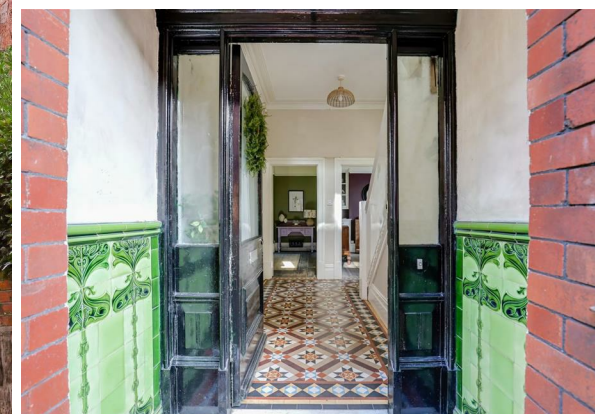
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



22 Park Road,  
Whitchurch, Cardiff  
CF14 7BQ

£825,000  
House - Semi-Detached  
5 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - E50

Potential EPC Rating -  
D68

A rare and wonderful opportunity to purchase this substantial, five bedroom, semi detached period residence, situated on one of the most desirable roads in Whitchurch. Built at the turn of the last century, circa 1915, this superb family home has the benefit of marvellous original features including, detailed tiled flooring, wooden floors, ornate coving, deep skirting boards and original doors. This handsome property sits on a generous plot with a tremendous rear garden with mature hedgerows and trees, large patio area and substantial laid lawn. The property offers excellent potential to create a modern family home and must be viewed to be appreciated. The property briefly comprises; storm porch, entrance hallway, sitting room, lounge, dining room, breakfast room and kitchen to the ground floor. To the first floor there are four double bedrooms and a good size single bedroom plus family bathroom and WC. The property is within walking distance of Whitchurch Village, the highly regarded primary and secondary schools and excellent transport links. Viewings of this superb residence is highly recommended and will be sold with no onward chain.

#### ENTRANCE

Via storm porch with original tiled floor and walls. Original front door leading to a spacious entrance hallway with original tiled flooring, papered walls, papered ceiling with coving and doors to all rooms.

#### SITTING ROOM

5.38m x 4.38m (17'7" x 14'4")

A generous sized reception room with wooden floors, painted walls with picture rail, papered ceiling with ornate coving, deep skirting boards, radiator with TRV and gas fireplace. Large UPVC bay window overlooking the front aspect.

#### LOUNGE

4.72m x 4.32m (15'5" x 14'2")

Overlooking the front aspect of the property with UPVC picture window, wooden floors, painted walls with picture rail, papered ceiling with ornate coving, radiator with TRV and gas fire with surround.

#### DINING ROOM

4.32m x 3.35m (13'1".104'11" x 10'11")

Overlooking the rear aspect of the property with wooden floors, papered walls with picture rail, papered ceiling with ornate coving, tiled fire surround, built-in Welsh dressers, UPVC windows and doors to rear and radiator with TRV.

#### BREAKFAST ROOM

4.38m x 3.82m (14'4" x 12'6")

A tremendous space offering great potential to knock through to the kitchen. With concrete floors, painted and paper walls, UPVC window to side aspect, under stairs storage cupboard and radiator with TRV.

#### KITCHEN

4.38m x 3.64m (14'4" x 11'11")

To the rear of the property with a range of wall and base units and laminate work surfaces over. Tiled splashback's, painted walls, smooth ceiling, UPVC window to side aspect and French doors to garden. Space and plumbing for washing machine. Space for cooker and fridge freezer plus 1 1/2 bowl chrome sink.

#### FIRST FLOOR

A sizable landing with papered walls and picture rail, papered ceiling with coving. Doors to all rooms. Partially boarded loft.

#### BEDROOM ONE

5.38m x 4.38m (17'7" x 14'4")

Overlooking the front aspect of the property, a sizeable master bedroom with wooden floors, papered walls with picture rail, papered ceiling with coving, large UPVC bay double glazed windows, radiator with TRV and original fireplace and tiled hearth.

#### BEDROOM TWO

1.22m.21.95mm x 1.22m.9.75mm (4.72m x 4.32m)

A further substantial bedroom overlooking the front aspect of the property with wooden floors, papered walls with picture rail, papered ceiling, UPVC window to front Original fireplace and built-in wardrobes.

#### BEDROOM THREE

4.32m x 3.35m (14'2" x 10'11")

A further double bedroom overlooking the rear aspect of the property with wooden floors, papered walls with picture rail, papered ceiling with coving, original fireplace, UPVC window and radiator, with TRV.

#### BEDROOM FOUR

3.82m x 3.43m (12'6" x 11'3" )

Overlooking the side aspect of the property, a good size double bedroom with wooden floors, papered walls with picture rail, papered ceiling, UPVC double glazed window, wall mounted wash hand basin and radiator with TRV.

#### BEDROOM FIVE

2.58m x 2.19m (8'5" x 7'2")

A good size single room with wooden floors, painted walls, smooth ceiling, wall mounted Worcester boiler and hot water controls. UPVC window to side aspect.

#### W.C.

1.45m x 0.95m (4'9" x 3'1")

A separate WC, with wooden floors, partially tiled and painted walls, low-level WC and UPVC window to rear.

#### BATHROOM

3.43m x 1.45m (11'3" x 4'9")

With wooden floors, pedestal wash hand basin, bath with partially tiled and papered walls. UPVC window to rear.

#### OUTSIDE

##### FRONT

Long sweeping driveway leading to the detached single garage at the rear. Brick built perimeters and mature hedgerows give the property a real sense of privacy. Generous laid lawn and borders.

##### REAR

A superb rear garden with an abundance of mature trees, plants and shrubs. A substantial patio leading to a generous lawn. Brick built perimeters, potting shed, gated access to the front of the property and single detached garage.

#### TENURE

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

#### COUNCIL TAX

Band H



