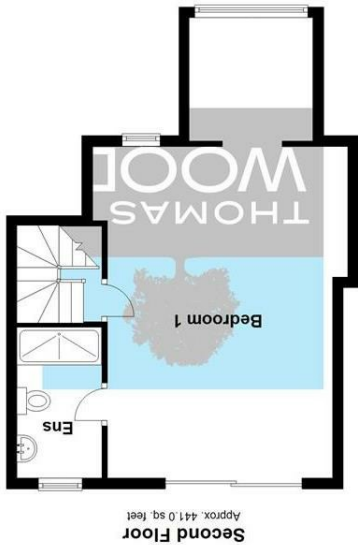
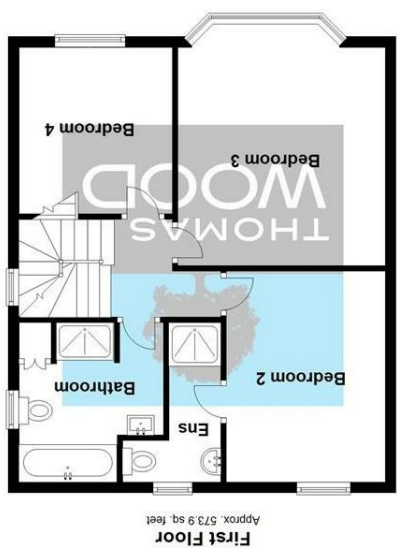
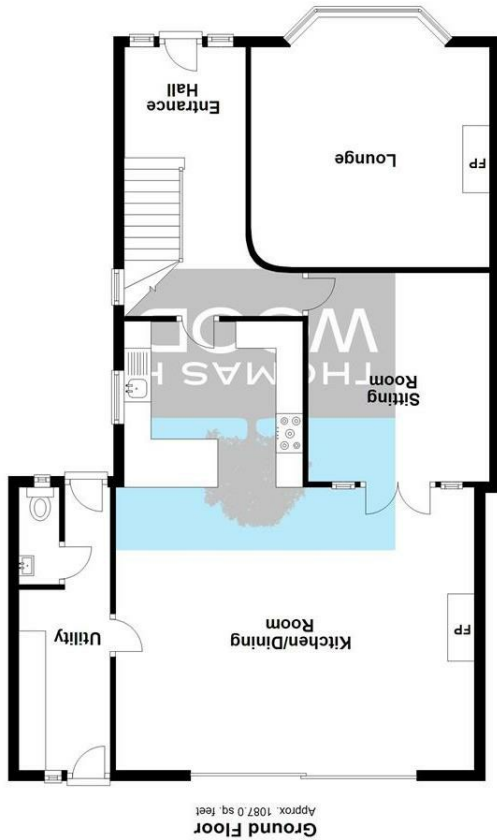


Total area: approx. 2102.0 sq. feet



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

55

69



CONTACT

EMAIL

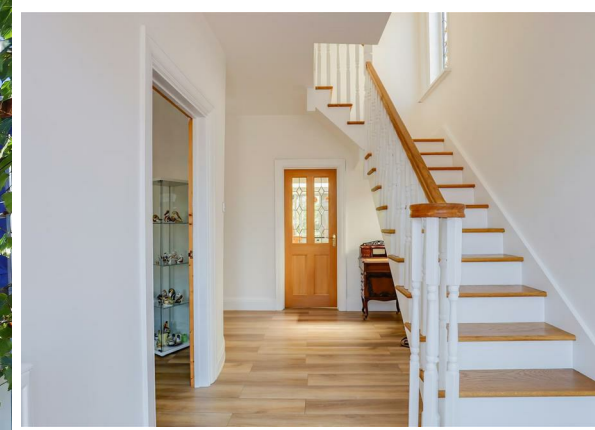
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13 Heol Y Forlan,  
Whitchurch, Cardiff  
CF14 1AX

£660,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 2102.00 sq ft

Current EPC Rating - D55

Potential EPC Rating - C69

An outstanding four bedroom family residence, ideally located on Heol Y Forlan in Whitchurch. The current owners have transformed the property into a modern and highly desirable home and is offered for sale in immaculate condition throughout. Benefiting from extensions to the side and rear, a superb loft conversion, garden room and large seating area with pergola over. Furthermore, the property boasts a spacious entrance hallway, two reception rooms, a stunning open plan kitchen, diner and family room plus utility room with WC. To the first floor, there are three excellent size bedrooms, one with ensuite and family bathroom. To the second floor there is a substantial master bedroom with ensuite. Viewings of this exceptional home are highly recommended.

#### ENTRANCE HALLWAY

Via composite front door with glazed inserts and side panels, leading to a spacious hallway. Stairs rising to the first floor and doors to all the rooms.

#### LOUNGE

3.92m x 4.45m (12'10" x 14'7")

Overlooking the front of the property, featuring light oak laminate flooring, painted walls, and a papered ceiling with ornate coving. Deep UPVC bay window, radiator panel, and an electric fire with a marble surround.

#### SITTING ROOM

3.90m x 3.41m (12'9" x 11'2")

Laminate flooring, painted walls, and a papered ceiling with coving. Glazed double doors open to:

#### KITCHEN/ DINER/ FAMILY ROOM

8.36m x 6.67m (27'5" x 21'10")

A superb open-plan space overlooking the rear of the property. Featuring a modern kitchen with a range of wall and base units with contrasting quartz work surfaces. Ceramic sink with a chrome tap, an integrated dishwasher, a full-height fridge, double electric ovens, a microwave and a five-burner gas hob with extractor. Includes a breakfast bar with seating for three. The kitchen is open plan to the dining area and family room. This bright and spacious room has UPVC sliding doors with fitted blinds, painted walls, smooth ceiling with spotlights and roof lanterns. Feature fireplace and door leading to:

#### UTILITY ROOM/ WC

With laminate flooring, painted walls, smooth ceiling with spotlights and a lantern. Features storage space, plumbing for a washer and tumble dryer, a ceramic sink with a chrome tap, and space for a fridge-freezer. UPVC doors to the front and rear.

Low-level WC, washbasin vanity unit, tiled walls and floors, radiator panel with TRV, painted walls, smooth ceiling with spotlights, extractor fan, and UPVC window.

#### BEDROOM TWO

3.90m x 2.90m (12'9" x 9'6")

Overlooking the rear of the property. With carpeted floors, painted walls, smooth ceiling, radiator with TRV, UPVC window with fitted blinds.

#### ENSUITE

A fully tiled ensuite shower room. Features a pedestal washbasin, low-level WC, shower enclosure with chrome mixer shower, chrome radiator, window, smooth ceiling, and spotlights.

#### BEDROOM THREE (FORMER MASTER BEDROOM)

3.91m x 3.87m (12'9" x 12'8")

Overlooking the front aspect with carpeted floors, papered walls, smooth ceiling and fitted wardrobes along one side, UPVC bay window with fitted roller blinds, and radiator panel with TRV.

#### BEDROOM FOUR

3.10m x 2.92m (10'2" x 9'6")

A spacious fourth bedroom with carpeted floors, painted walls, smooth ceiling, UPVC arched window, and radiator with TRV.

#### BATHROOM

A modern, four-piece bathroom. Fully tiled walls and floor, washbasin vanity unit with chrome mixer tap, low-level WC, bath with chrome central taps and handheld shower, shower enclosure with glazed door and chrome mixer shower. Features a cupboard housing a modern Worcester combination boiler, chrome towel radiator, smooth ceiling with spotlights.

#### STAIRS TO SECOND FLOOR

#### MASTER BEDROOM

6.18m x 4.49m (20'3" x 14'8")

A superb master bedroom with carpeted floors, painted walls, smooth ceiling with spotlights, UPVC sliding window with Juliet balcony, radiator with TRV, and eaves storage. Door leading to:

#### ENSUITE

A fully tiled ensuite shower room. Includes a pedestal washbasin, low-level WC, walk-in shower with chrome mixer shower, chrome radiator, window, smooth ceiling, and spotlights.

#### OUTSIDE FRONT

Ample off road parking on block paved driveway. Brick built perimeters. Main entrance and door to utility room.

#### OUTSIDE REAR

A superb rear garden with patio, large pergola and seating area plus garden room. Benefiting from a private and sunny aspect.



