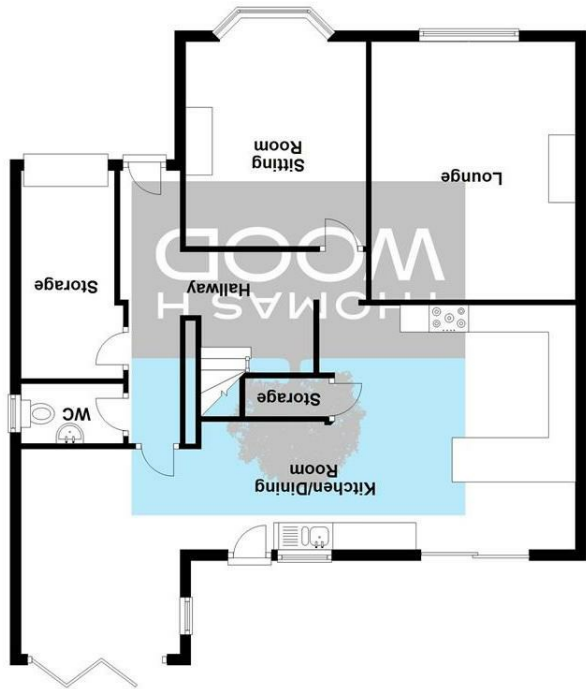
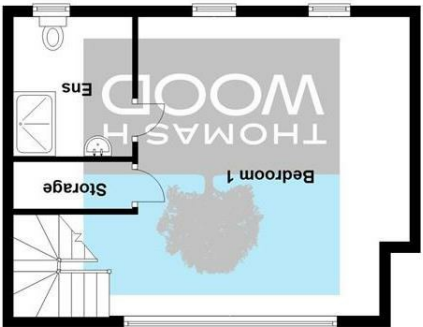


Total area: approx. 1975.4 sq. feet



Ground Floor  
Approx. 997.9 sq. feet



Second Floor  
Approx. 433.6 sq. feet



First Floor  
Approx. 543.9 sq. feet

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

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18 St. Francis Road,  
Whitchurch, Cardiff  
CF14 1AW

Asking Price £695,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1975.40 sq ft

Current EPC Rating - C77

Potential EPC Rating - B83

An exceptional, four double bedroom family home, ideally located on St Francis Road in the heart of Whitchurch village. The current owners have transformed the property with extensions to the rear and the conversion of the roof space. This deceptively spacious home has been sympathetically modernised whilst ensuring many of the original features remain evident throughout. Located within close proximity to the village, public transport links and the highly regarded primary and secondary schools. The property briefly comprises; a spacious entrance hallway, sitting room, lounge, open plan kitchen/diner, WC and valuable storage. To the first floor there are three double bedrooms and a family bathroom. To the second floor, there is an impressive master bedroom with feature apex window, walk in wardrobe, ensuite shower room and eaves storage. Delightful front and rear gardens complete this wonderful home. Viewings are highly recommended.

#### ENTRANCE HALLWAY

Via composite front door to a spacious entrance hallway with wood block flooring, painted walls, doors to all rooms and stairs rising to the first floor. Useful space for seating area and coats.

#### SITTING ROOM

3.78m x 3.35m (12'4" x 10'11")

Overlooking the front aspect of the property with woodblock flooring, papered walls with dado and picture rail and smooth ceiling with ornate coving. Fitted bookshelves and cupboards to alcove, feature gas fire (disconnected) with decorative slate hearth and wooden surround, UPVC bay window and radiator panel.

#### LOUNGE/PLAYROOM

4.77m x 3.77m (15'7" x 12'4")

A very generous second reception room with woodblock flooring, papered walls with picture rail and smooth ceiling with coving. Feature gas fire with marble hearth and surround, UPVC window and radiator panel.

#### KITCHEN/ DINING AREA

4.53m x 10.26m (14'10" x 33'7")

A superb open plan kitchen and dining area overlooking the delightful rear garden. The kitchen has a range of wall and base units and contrasting work surfaces over. Central island with seating under, integrated fridge/freezer and dishwasher. Space for range cooker and washing machine. Velux windows and UPVC window and door to rear. Open plan to a bright and spacious dining area with ample space for family sized dining table and chairs. Apex window with bi folding doors. Door leading back to hallway.

#### WC

With low-level WC, wall mounted wash hand basin with tiled splashback and tiled floor. Painted walls, smooth ceiling with extractor fan and UPVC window.

#### STORAGE

A valuable storage space with internal and external access. With power and lighting.

#### LANDING

With carpeted floor, doors to all rooms and door and staircase to master bedroom.

#### BEDROOM TWO

3.78m x 3.53m (12'4" x 11'6")

A generous bedroom with carpeted floor, painted walls with dado and picture rail, smooth ceiling with coving and papered featured wall. UPVC bay window and radiator panel

#### BEDROOM THREE

3.18m x 3.70m (10'5" x 12'1" )

A further generous double bedroom with carpeted floor, painted walls with picture rail and textured ceiling with coving. UPVC window and radiator panel.

#### BEDROOM FOUR

3.03m x 3.80m (9'11" x 12'5")

A double bedroom with carpeted floor, painted walls with picture rail and textured ceiling with coving. UPVC window and radiator panel.

#### BATHROOM

A three-piece suite with low-level WC. P- shaped panelled bath with electric shower over and glazed screen wash hand basin vanity unit with storage and chrome mixer tap chrome radiator, partially tiled to half height ceiling spotlights.

#### SECOND FLOOR

Via carpeted staircase, leading to;

#### MASTER BEDROOM

5.49m x 5.16m (18'0" x 16'11")

An exceptional master bedroom with apex style window, carpeted floors and painted walls. Feature, exposed brick wall, eaves storage and walk in wardrobe with wall mounted ideal logic boiler. Door to;

#### EN-SUITE SHOWER ROOM

#### OUTSIDE FRONT

A welcoming frontage with ample off road parking, laid lawn and access to the bike store.

#### OUTSIDE REAR

A delightful rear garden with an array of mature plants flowers and shrubs. Well-manicured lawn and patio area. Timber and stone perimeters and gate to the front of the property. Raised bed and shed to the rear of the garden.

#### TENURE

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

#### COUNCIL TAX

Band G



