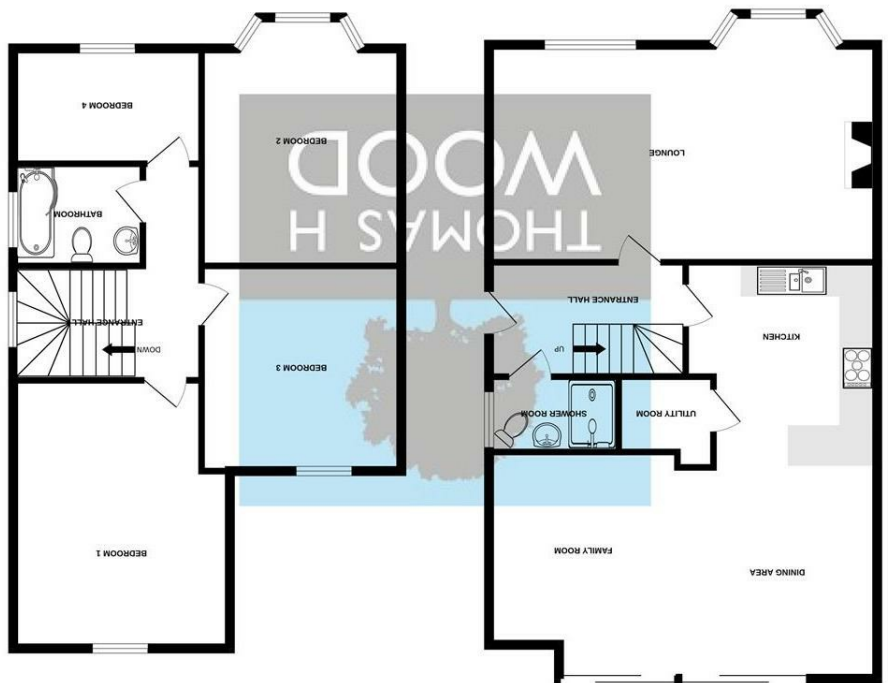


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	83
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	68
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales

4 BEDROOM SEMI  
TOTAL FLOOR AREA : 149.3 sq.m. (1607 sq.ft.) approx.

What every visitor should know to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for guidance 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 operation or energy use is given. Made with Mapbox ©2024



GROUND FLOOR 81.2 sq.m. (874 sq.ft.) approx.  
1ST FLOOR 68.1 sq.m. (733 sq.ft.) approx.

www.thomashwood.com

WEBSITE

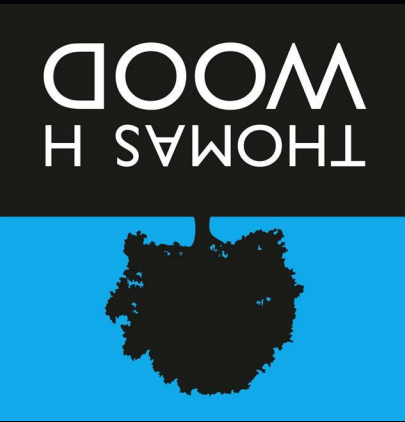
02920 626252

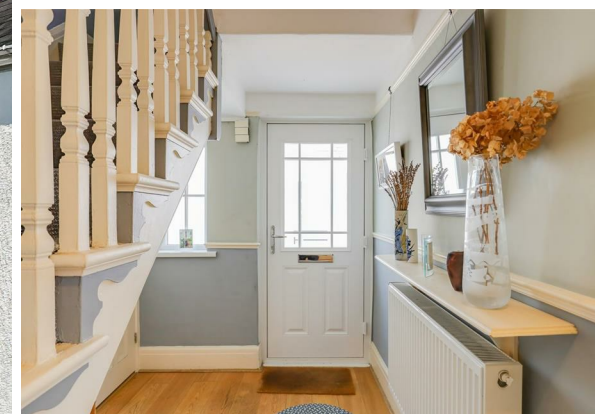
TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





8 Bishops Road,  
Whitchurch, Cardiff  
CF14 1LZ

£795,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1611.60 sq ft

Current EPC Rating - D68

Potential EPC Rating - B83

A four bedroom family residence ideally located Bishops Road in the heart of Whitchurch Village. This wonderful opportunity benefits from a double storey extension to the rear that's created a substantial master bedroom and a superb open plan kitchen, diner and family room. The private and very generous rear garden will appeal to young families and garden enthusiasts alike. The property briefly comprises; entrance hallway, ground floor shower room and WC, open plan kitchen, dining and family room. To the first floor, there are 4 excellent bedrooms and a family bathroom. A delightful rear garden and garage complete this home. The property is a short walk from the village, the highly regarded primary and secondary schools and the excellent public transport links to the city. Viewings are highly recommended.

#### ENTRANCE HALLWAY

Via composite front door to entrance hallway with engineered oak flooring, painted walls, doors to rooms and stairs rising to the first floor.

#### LOUNGE

3.95m x 7.06m (12'11" x 23'1")

Overlooking the front aspect of the property with woodblock flooring painted walls with picture rail and smooth ceiling with coving. Feature open fire with tiled hearth and wooden surround. UPVC bay windows and radiator panels.

#### KITCHEN

3.49m x 3.73m (11'5" x 12'2")

A superb open plan kitchen overlooking the delightful rear garden. The kitchen has a range of wall and base units and contrasting work surfaces over. Central island with storage under, integrated, dishwasher and space for range cooker and fridge freezer. Painted walls, smooth ceiling with spotlights and engineered oak flooring. Open plan to;

#### DINING AREA

3.64m x 3.85m (11'11" x 12'7")

A bright and spacious dining area with ample space for family sized dining table and chairs. Open plan to the kitchen with, anthracite grey sliding doors, smooth ceiling with Velux window, spotlights and coving. Open plan to;

#### FAMILY ROOM

3.43m x 4.13m (11'3" x 13'6")

With engineered oak flooring, painted walls with wall lights and smooth ceiling with coving. Vertical radiator and access to the patio area and rear garden.

#### UTILITY ROOM

1.73m x 1.75m (5'8" x 5'8")

Space and plumbing for washing machine and tumble dryer. Fitted shelving, space for coats and shoes. Engineered oak flooring, painted walls and smooth ceiling.

#### SHOWER ROOM/W.C.

1.31m x 2.47m (4'3" x 8'1")

Low-level WC, vanity wash hand basin with tiled splash back and tiled floors. Walk in shower with glazed screen and tiled include. Painted walls, smooth ceiling with extractor fan UPVC window.

#### LANDING

Carpeted floor, painted walls with dado rail and textured ceiling. UPVC window to side and and doors to all rooms.

#### MASTER BEDROOM

3.97m x 3.68m (13'0" x 12'0")

A very generous master bedroom with laminate floors, painted walls and smooth ceiling with coving. UPVC window to the rear and radiator panel.

#### BEDROOM TWO

4.97m x 3.72m (16'3" x 12'2")

A generous double bedroom with carpeted floors, painted and papered walls with picture rail and textured ceiling. Fitted wardrobes along one side, UPVC window to front and radiator panel.

#### BEDROOM THREE

3.81m x 3.68m (12'5" x 12'0")

A further generous bedroom with carpeted floors painted walls with picture rail and papered ceiling. Feature fireplace and fitted wardrobes along one side. UPVC window to rear and radiator panel.

#### BEDROOM FOUR

2.11m x 3.31m (6'11" x 10'10")

An excellent size single bedroom with carpeted floors, painted walls and papered ceiling. UPVC window to the front and radiator panel.

#### BATHROOM

2.37m x 1.81m (7'9" x 5'11")

A three-piece suite with low-level WCP shaped panelled bath with electric shower over and glazed screen wash hand basin vanity unit with storage and chrome mixer tap chrome radiator tiling to half height papered ceiling spotlights, loft hatch access.

#### OUTSIDE

##### FRONT

With driveway and off road parking. Laid lawn and brick built perimeters. Main entrance to the side of the property. Gates access to the rear garden.

##### REAR

With patio access from the rear of the house, seating area to the mid part of the garden that benefits from the Westerly sun. Further seating area to the rear with pergola over. Greenhouse and potting shed. The generous garden has an abundance of mature plants, trees and shrubs. A large apple tree features at the rear of the garden.

#### GARAGE

Single garage with side door and up and over door from the driveway. With power and lighting.

#### TENURE

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

#### COUNCIL TAX

Band G



