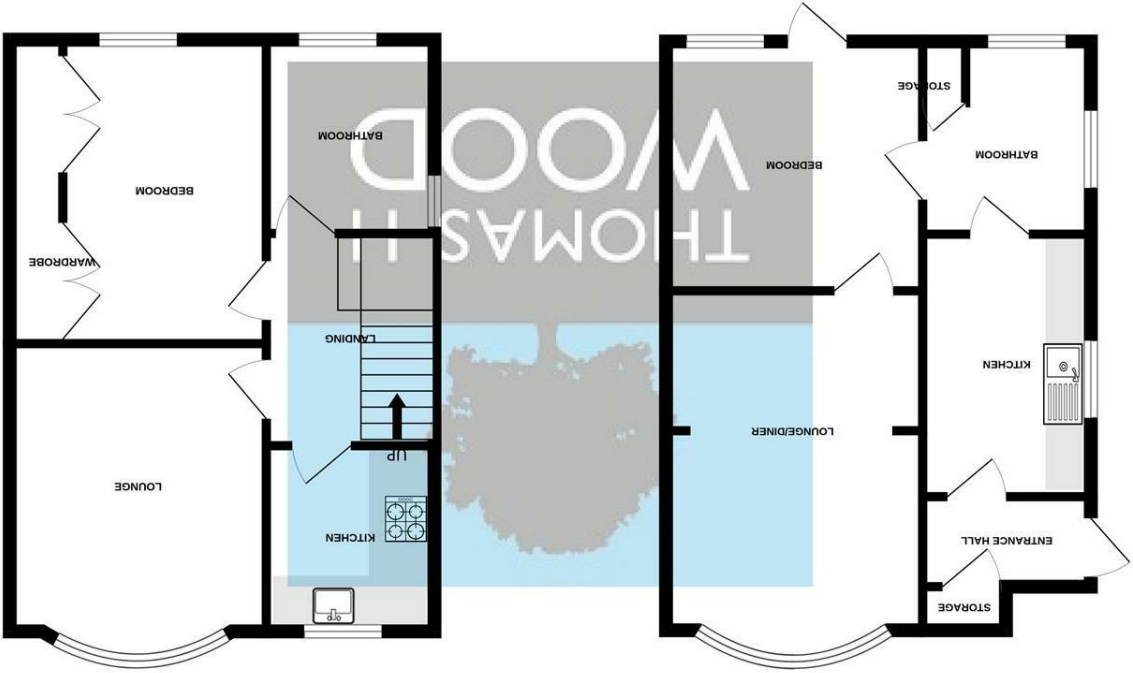


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by way of prospective purchase. 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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GROUND FLOOR
453 sq.m. (453 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
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	

THOMAS H
WOOD



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3 Kenfig Road,
Whitchurch, Cardiff
CF14 1HX



Asking Price £360,000
House - Semi-Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 912.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - C76

****INVESTMENT - 2 x 1 BEDROOM APARTMENTS - CLOSE TO HEATH HOSPITAL**** An exciting opportunity to purchase this investment property consisting of two, one-bedroom flats, ideally located on Kenfig Road in Whitchurch. The flats have been consistently rented over the years and would expect to achieve £800 PCM per flat in the current market conditions. This property can also be reverted to a three bedroom house with little disruption. Viewings are highly recommended. No onward chain.

GROUND FLOOR

ENTRANCE

Via UPVC glazed door to the front of the property. To spacious hallway with wood block flooring. Useful storage and doors to all rooms.

KITCHEN

2.07m x 2.79m (6'9" x 9'1")

With a range of wall and base units with complimentary work surfaces over. Gas hob, extractor and oven. Stainless steel sink and drainer. Wall mounted combination boiler and space for fridge freezer. Tiled splash backs, and tiled floor. UPVC window to side.

LOUNGE/DINER

3.65m x 6.99m (11'11" x 22'11")

Overlooking the front aspect with wood block floor, painted walls and papered ceiling. UPVC bay window and radiator panel.

BEDROOM

2.67m x 4.25m (8'9" x 13'11")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. Space for wardrobes. UPVC French doors to garden. Radiator panel.

BATHROOM

2.31m x 2.87m (7'6" x 9'4")

A three-piece suite with low level WC, pedestal wash hand basin and bath with chrome mixer shower over. Tiled walls and linoleum floor. UPVC window to side and rear. Cupboard with space and planning for a washing machine. Radiator panel.

OUTSIDE

Garden accessed via bedroom and side gate off driveway.

FIRST FLOOR

ENTRANCE

Via UPVC glazed door to the side of the property. To spacious hallway with laminate flooring and carpeted staircase to landing.

KITCHEN

2.17m x 2.62m (7'1" x 8'7")

With a range of wall and base units with complimentary quartz work surfaces over. Electric hob, extractor and oven. Inset stainless steel sink and drainer. Wall mounted combination boiler and space for washing machine and fridge freezer. Quartz splash backs, linoleum floor and papered walls. UPVC window to front.

LOUNGE

3.21m x 4.19m (10'6" x 13'8")

Overlooking the front aspect with carpeted floor, papered walls and papered ceiling. UPVC bay window and radiator panel.

BEDROOM

3.33m x 3.93m (10'11" x 12'10")

Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side. UPVC window and radiator panel.

BATHROOM

2.51m x 2.17m (8'2" x 7'1")

A three-piece suite with low level WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and linoleum floor. UPVC window to side and rear. Radiator panel.

OUTSIDE

Shared parking to front.

TENURE

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

COUNCIL TAX

Band C



