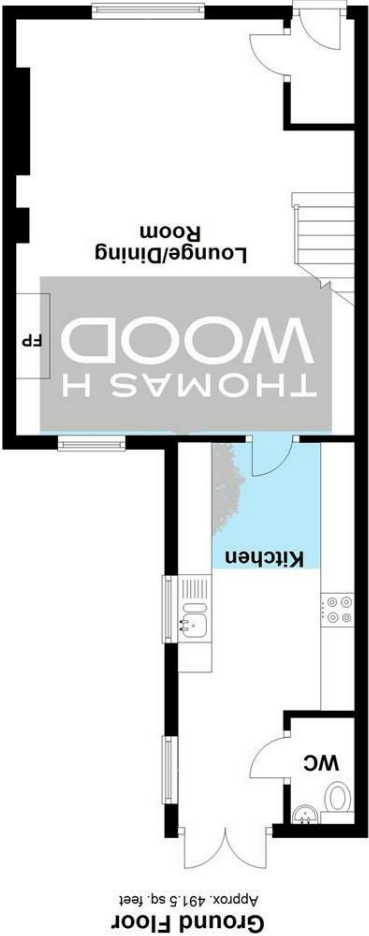


Total area: approx. 916.5 sq. feet



Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
England & Wales		
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		



EMAIL  
sales@thomashwood.com

TELEPHONE

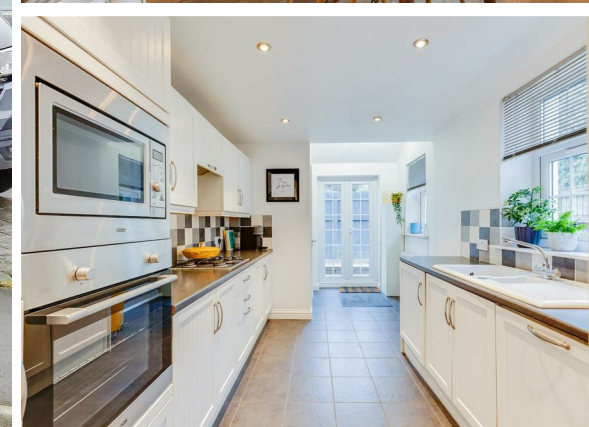
02920 626252

WEBSITE

www.thomashwood.com

CONTACT





49 Pantmawr Road,  
Whitchurch, Cardiff  
CF14 7TB

Asking Price £325,000  
Cottage  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 916.50 sq ft**

**Current EPC Rating - D68**

**Potential EPC Rating - B88**



An exciting opportunity to purchase this charming property, known as Ivy Cottage. Ideally located and set back on Pantmawr Road in Whitchurch and close to the village and the excellent public transport links. The current owner has maintained the property to a very high standard and is offered for sale in excellent order throughout. The property benefits from an extension to the rear to create a spacious kitchen and WC, and the remodelling of the ground floor to create a generous lounge and dining area. This elegant cottage has been comprehensively updated but retains the charm and some delightful features of the era in which it was built. To be sold with no onward chain.

#### **ENTRANCE HALLWAY**

A part glazed uPVC front door leads into the entrance hallway/inner porch. Smooth plastered walls and ceiling in cream and white. Solid wood flooring. Radiator and ceiling light. Cupboard housing the electric consumer unit.

#### **LOUNGE/DINER**

5.00m x 6.14m (16'4" x 20'1")

This generous principal reception room was originally two receptions rooms that were opened up to create this great space. There are some lovely features in the room, with solid wood flooring, feature wood burning stove, bespoke under stair storage. UPVC windows with fitted blinds overlooking the front and rear aspects. Door to,

#### **KITCHEN/BREAKFAST ROOM**

5.56m x 2.62m (18'2" x 8'7")

A traditional kitchen, in keeping with the style of the cottage. With a range of wall and base units and contrasting work surfaces. Integrated appliances include: fridge and freezer, dishwasher and washing machine/tumble drier. Four burner gas hob with extractor unit above. Integrated microwave and electric oven. One and a half bowl ceramic sink and drainer and mixer tap. Chrome spotlights to ceiling. Radiator. UPVC windows to side with fitted blind and French doors open out into the rear garden. Door to,

#### **W.C.**

1.04m x 1.41m (3'4" x 4'7")

Low level WC and wash hand basin vanity unit Chrome towel rail radiator. White decor on smooth plastered walls and ceiling. Tiled floor and inset spotlights. Velux window.

#### **LANDING**

Via carpeted stairs to the landing. Doors to all rooms. Loft access with pull down ladder mains wired smoke detector.

#### **BEDROOM ONE**

4.99m x 2.70m (16'4" x 8'10")

A generous master bedroom overlooking the front aspect of the property. Two uPVC double glazed windows with fitted blinds. With carpeted floor, painted walls, smooth ceiling and radiator panel.

#### **BEDROOM TWO**

3.28m x 3.38m (10'9" x 11'1")

A second very well-proportioned double bedroom with uPVC double glazed window overlooking the rear garden. With carpeted floor, painted walls, smooth ceiling and radiator panel.

#### **BATHROOM**

2.68m x 2.87m (8'9" x 9'4")

Low level WC and wash hand basin inset vanity unit. P shaped bath with mixer tap shower attachment above. Complimentary tiling to floor and splashbacks and chrome towel rail radiator. uPVC window with fitted blind and obscured glass overlooks the side of the property. Storage cupboard incorporating combi-boiler.

#### **OUTSIDE**

##### **FRONT**

Off road parking for two cars.

##### **REAR**

A westerly facing rear garden with Lawned and paved rear garden Close board panel fencing to two sides and rear access gate. Paved area to side of kitchen. \* A legal right of way crosses the property, which also provides side access to the homeowner \*

#### **TENURE**

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

#### **COUNCIL TAX**

Band

