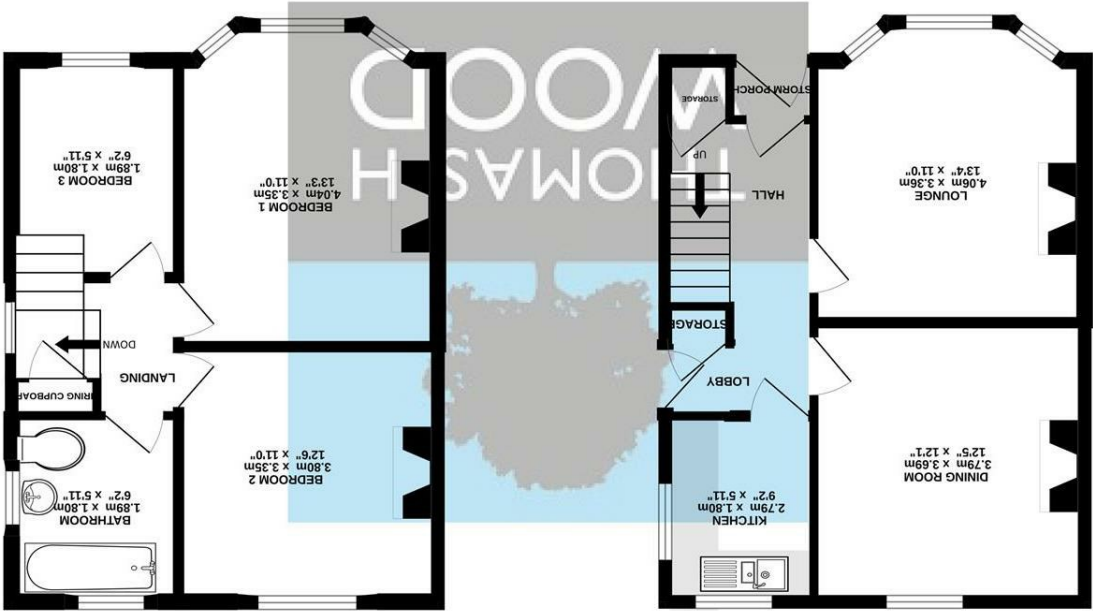
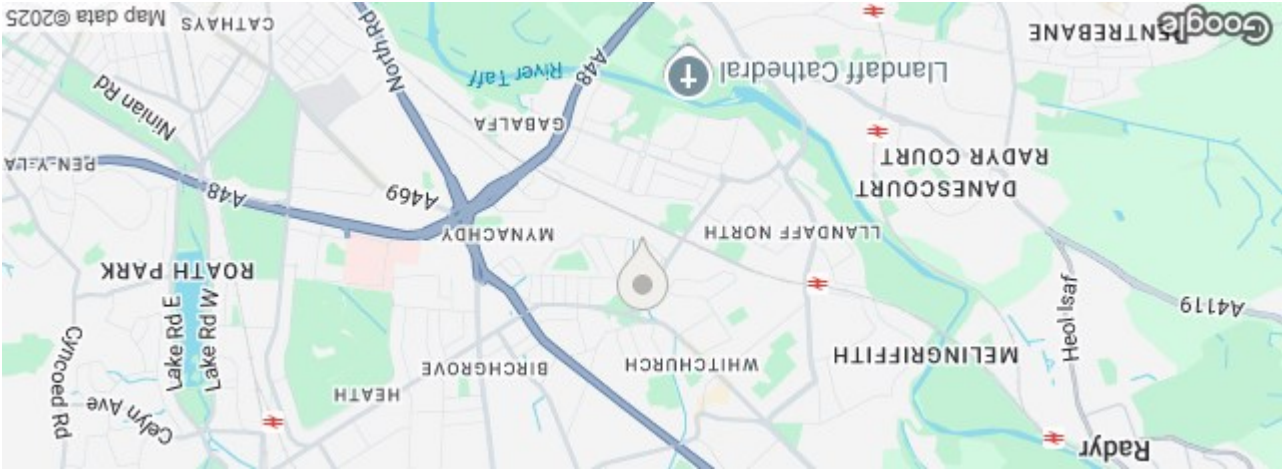




GROUND FLOOR
39.3 sq.m. (423 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.

White 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

3 BEDROOM SEMI

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
Current		
Potential		

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





6 Heol Gabriel,
Whitchurch, Cardiff
CF14 1JT



Asking Price £325,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 853.00 sq ft

Current EPC Rating - E46

Potential EPC Rating - B85

*****NO CHAIN*****

An exciting opportunity to purchase and refurbish this three-bedroom, semi detached house, ideally located on Heol Gabriel in Whitchurch. The property offers huge potential to create a modern and spacious home, like many others in the road. The property requires full refurbishment, to include a new central heating system, electrical rewire and window replacement. The property is priced to acknowledge the refurbishment costs involved in bringing the property up to modern day standards. The property briefly comprises, entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are, three bedrooms, and a bathroom There is a generous rear garden and garage. Within walking distance to the village, the highly regarded primary and secondary schools and the excellent transport links. Researching the historical sale prices in Heol Gabriel and the approved plans on the Cardiff Council planning portal are advised.

LOUNGE

3.36m x 4.06m (11'0" x 13'3")

DINING ROOM

3.69m x 3.79m (12'1" x 12'5")

KITCHEN

1.80m x 2.7m (5'10" x 8'10")

BEDROOM ONE

3.35m x 4.04m (10'11" x 13'3")

BEDROOM TWO

3.35m x 3.80m (10'11" x 12'5")

BEDROOM THREE

1.82m x 2.46m (5'11" x 8'0")

BATHROOM

1.80m x 1.89m (5'10" x 6'2")

OUTSIDE

FRONT

Off road parking

REAR

A generous rear garden with single garage

TENURE

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

COUNCIL TAX

Band E



