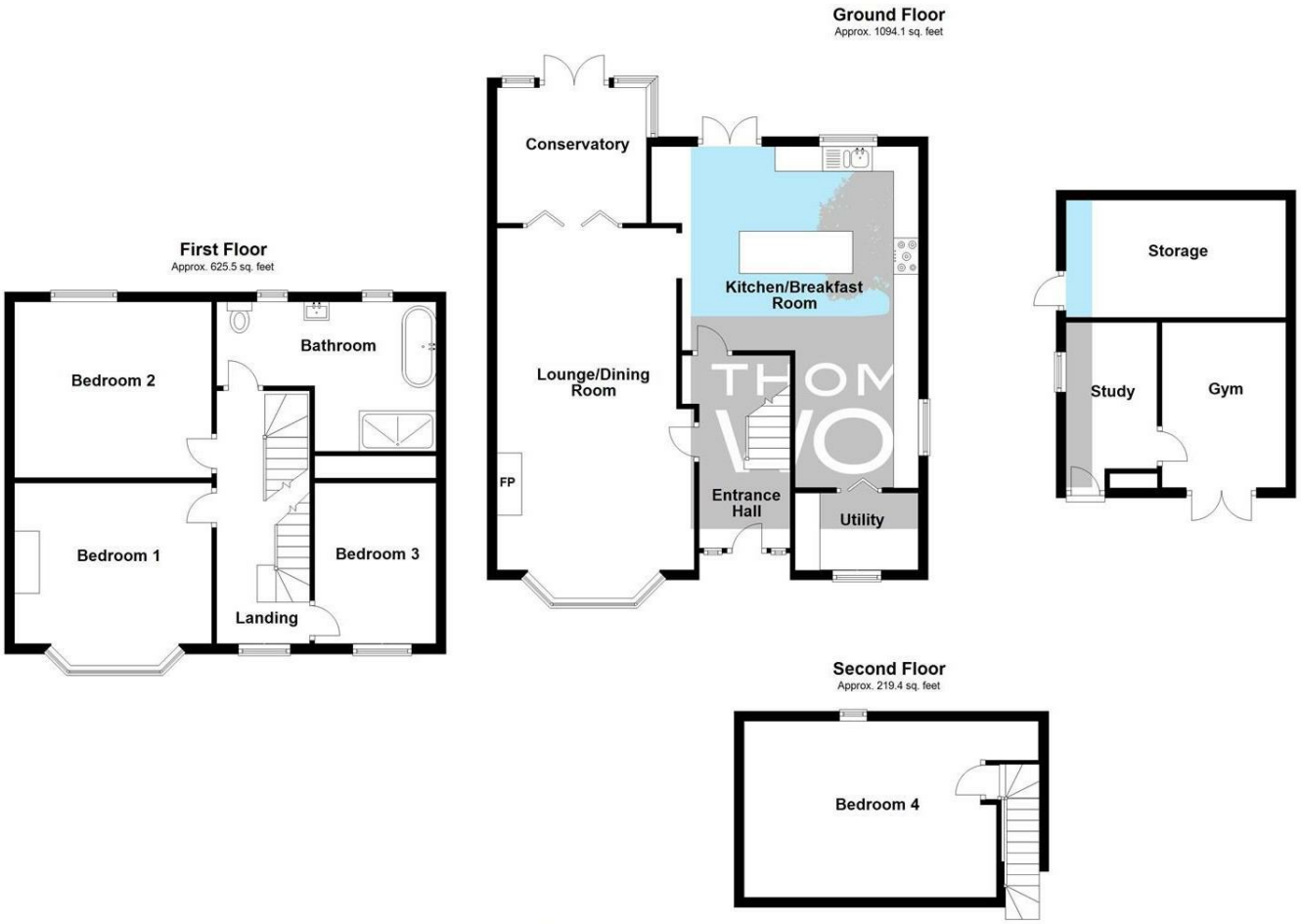
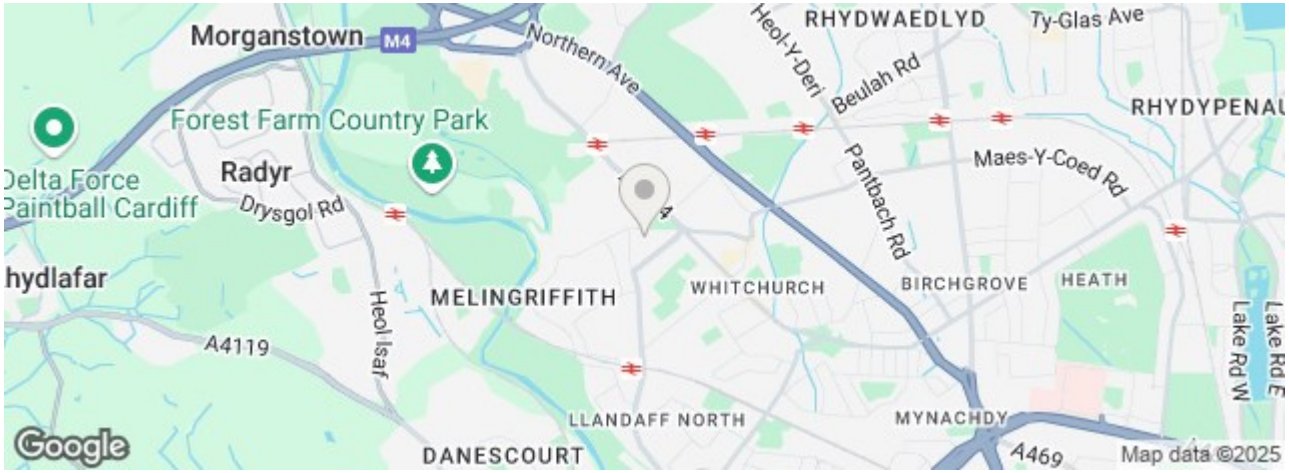




THOMAS H WOOD

CONTACT

EMAIL

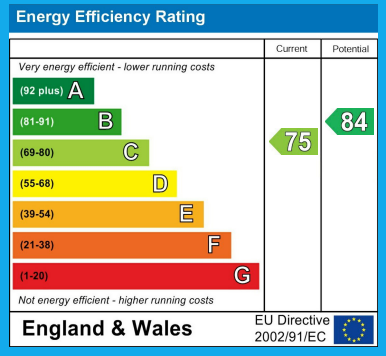
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



THOMAS H WOOD

24 Velindre Place,
Whitchurch, Cardiff
CF14 2AN

£469,950
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1939.00 sq ft

Current EPC Rating - C75

Potential EPC Rating - B84

A spacious, four bedroom semi-detached family home, ideally located on Velindre Place in Whitchurch. The current owners have transformed the property with a double storey extension to the side and rear, plus a loft conversion to create the fourth bedroom. Furthermore, the property benefits from a sizeable garden room that has an office, gym and storage area. Within walking distance to the village and the highly regarded primary and secondary schools. The accommodation briefly comprises, entrance hall, WC, open plan lounge diner, conservatory, spacious fitted kitchen and utility room. To the first floor, there are three bedrooms and a four-piece family bathroom. The second floor has a further bedroom with eaves storage. Viewings are highly recommended to appreciate this spacious family home. No onward chain.

ENTRANCE HALLWAY
Via composite door to hallway. With original tiled floor, painted walls, traditional radiator and smooth ceiling with coving. Stairs rising to the first floor and doors to all rooms.

W.C.
0.74m x 1.34m (2'5" x 4'4")
Low level W.C. wall mounted wash hand basin. Tiled walls and floor.

LOUNGE/DINER
3.62m x 7.35m (11'10" x 24'1")
A very generous principal reception room with oak flooring, painted walls and smooth ceiling with coving. Feature wood burning stove with oak beam over. UPVC bay window to front and radiator panels.

CONSERVATORY
2.49m x 2.91m (8'2" x 9'6")
With the continuation of the oak floor, painted walls, glazed roof and French doors to the rear garden.

KITCHEN
4.78m x 6.87m (15'8" x 22'6")
A very generous kitchen, with a range of wall and base units with complimentary work surfaces over. Central island, integrated dishwasher, space for range cooker and extractor hood. Composite sink and drainer. Plumbed for automatic washing machine and dishwasher. UPVC windows to side and rear. French doors to the rear garden Tiled floor and painted walls. Door to utility room.

UTILITY ROOM
2.44m x 1.52m (8'0" x 4'11")
Tiled floor, fitted storage and work surfaces over. UPVC window to front.

LANDING
Via carpeted staircase to landing. UPVC window to front, doors to all rooms and stairs to the fourth bedroom.

BEDROOM ONE
3.93m x 3.77m (12'10" x 12'4")
Overlooking the front aspect, with carpeted floor, painted walls with picture rail, smooth ceiling and feature fireplace. UPVC bay window and radiator panel.

BEDROOM TWO
3.54m x 3.43m (11'7" x 11'3")
Overlooking the rear aspect, with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes along one wall, Baxi combination boiler within, UPVC window and radiator panel.

BEDROOM THREE
2.46m x 3.30m (8'0" x 10'9")
Overlooking the front aspect, with carpeted floor, painted walls, smooth ceiling with loft access. UPVC window and radiator panel.??

BATHROOM
3.02m x 4.48m (9'10" x 14'8")
A spacious, four-piece bathroom with low level W.C. Vanity wash hand basin, freestanding bath with centralised taps, double shower with chrome thermostatic controls and head. Tiled floor, tiled shower enclosure and splash back areas. Obscure UPVC windows to rear and radiator panel

BEDROOM FOUR
3.30m x 3.28m (10'9" x 10'9")
Carpeted floor, painted walls, smooth ceiling with spotlights and Velux window.

OUTSIDE
FRONT
Gravelled area. Pathway leading to rear of garden and garage.

REAR
Fenced boundaries. Paved with raised flower borders.

GARDEN ROOM
Split into three sections and comprises, office, gym and store.

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

COUNCIL TAX
Band E