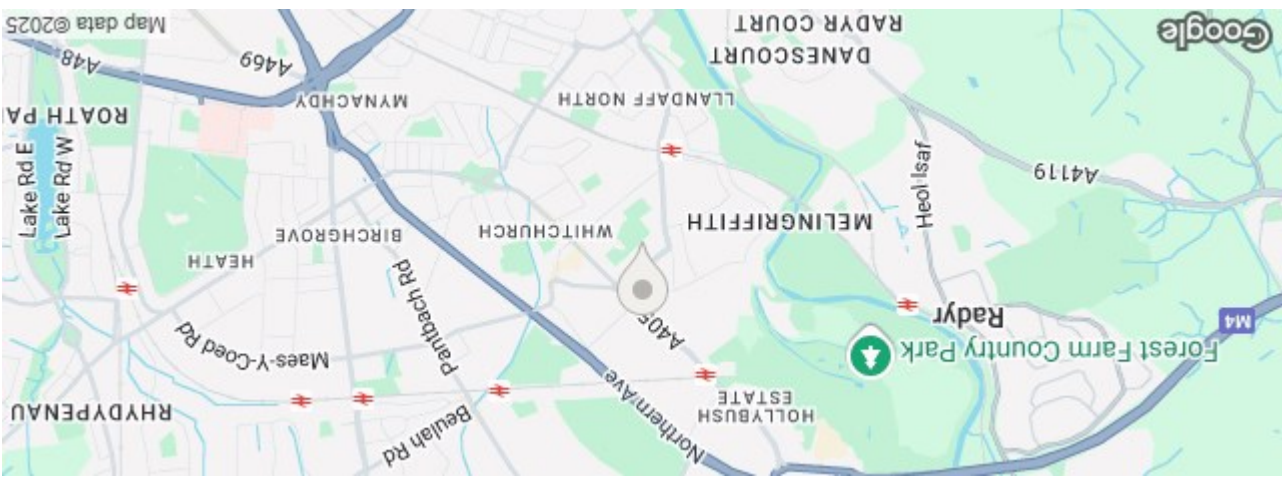
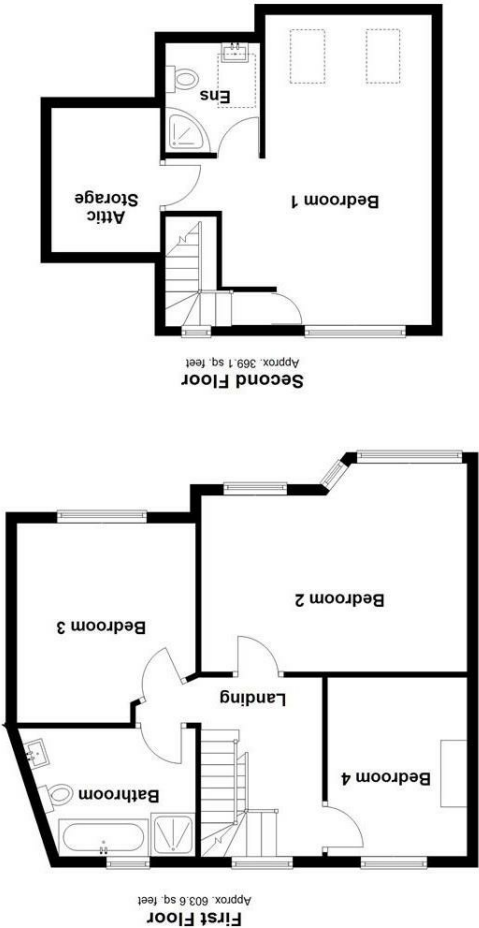
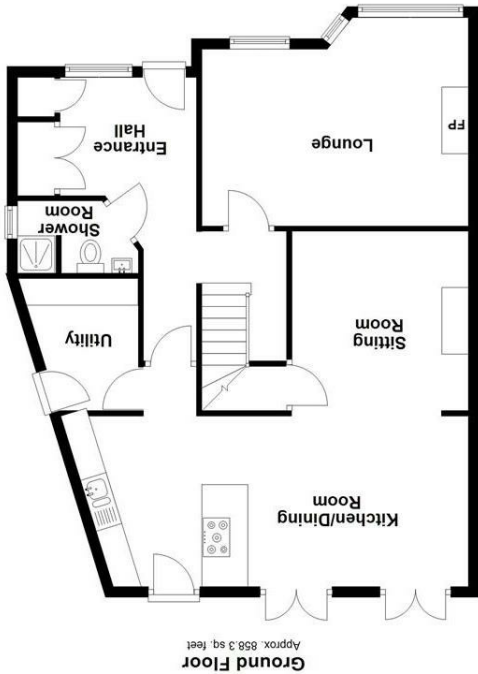




Total area: approx. 1831.1 sq. feet



Energy Efficiency Rating	
Current	Potential
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	
60	72
EU Directive 2002/91/EC England & Wales	

THOMAS H WOOD



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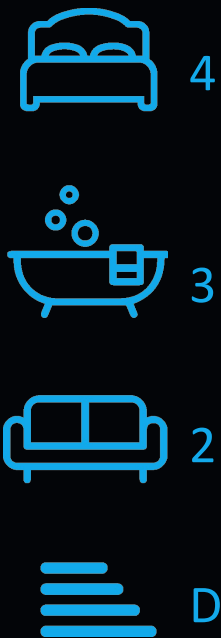
www.thomashwood.com



23 Cambourne Avenue,
Whitchurch, Cardiff
CF14 2AQ

Asking Price £675,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold
Floor Area - 1831.10 sq ft
Current EPC Rating - D60
Potential EPC Rating - C72



Offers Invited – Beautifully Extended Family Home | Four Bedrooms | Generous Master Suite | Delightful Garden | Ample Parking

An exciting opportunity to acquire this beautifully presented and thoughtfully extended four-bedroom family home, situated on the highly sought-after Cambourne Avenue in Whitchurch. Located in a quiet cul-de-sac within walking distance of Whitchurch village, highly regarded schools, and excellent public transport links, this spacious property blends period charm with high-quality modern upgrades—ideal for contemporary family living.

Highlights include a superb loft conversion in 2019, creating a generous master bedroom with stylish en-suite, two additional reception rooms, and a stunning open-plan kitchen-diner with garden access. Outside, you'll find a delightful rear garden and ample off-road parking to the front on a tarmac driveway. Early viewing is highly recommended to appreciate the space, finish, and flexibility this home has to offer.

ENTRANCE HALLWAY

Entered via a partially glazed composite door into a spacious hallway with ample built-in storage. Smooth ceilings with coving and recessed spotlights. Doors lead to all principal ground floor rooms, and stairs rise to the upper levels.

LOUNGE

5.00m x 4.15m (16'4" x 13'7")
A bright and spacious principal reception room featuring original parquet woodblock flooring, painted walls with picture rail, smooth ceiling with coving, and a beautiful uPVC bay window with a further side window—both with fitted blinds. A feature gas fireplace with decorative surround and radiators with TRVs complete the space.

SHOWER ROOM

1.80m x 1.33m (5'10" x 4'4")
A modern and well-appointed ground floor shower room with a walk-in shower and chrome mixer, low-level WC, and wall-mounted wash hand basin with chrome tap. Tiled flooring, painted walls, ceiling spotlights, and an obscure glazed window.

UTILITY ROOM

1.98m x 2.39m (6'5" x 7'10")
A practical utility space with plumbing for a washing machine and dishwasher, worktop surface, wall-mounted storage, and a Worcester combination boiler. Tiled floor, and uPVC side access door.

KITCHEN/DINING AREA

7.05m x 3.20m (23'1" x 10'5")
A stunning, extended open-plan kitchen and dining area, perfect for modern family living. Fitted with a range of high-gloss wall and base units, granite-effect worktops, integrated appliances including eye-level oven and five-ring hob. Ample space for dining furniture, slate-style tiled flooring throughout, three Velux windows, full-height glazed door and French doors opening onto the garden. Contemporary vertical radiator and feature exposed brick wall.

PLAYROOM/SITTING ROOM

3.30m x 3.37m (10'9" x 11'0")
A versatile second reception room featuring parquet flooring, painted walls with picture rail, smooth ceiling with coving, and a feature fireplace with surround. Ideal as a playroom, snug, or home office.

FIRST FLOOR LANDING

A spacious first-floor landing with carpeted stairs and natural light. Access to

bedrooms two, three, four, and the family bathroom, with staircase to the master suite.

BEDROOM TWO

5.00m x 4.19m (16'4" x 13'8")
A generous double bedroom overlooking the front, featuring carpeted flooring, painted walls, picture rail, coving, uPVC bay window and a second front-facing window with blinds. Radiator with TRV.

BEDROOM THREE

3.35m x 3.89m (10'11" x 12'9")
Another spacious double bedroom, front-facing, with carpeted floor, painted walls, picture rail, coving, uPVC window with blind, and radiator with TRV.

BEDROOM FOUR

2.47m x 3.55m (8'1" x 11'7")
A well-proportioned rear bedroom with carpeted floor, painted walls, smooth ceiling, fitted wardrobes, uPVC window, and radiator with TRV.

FAMILY BATHROOM

2.98 x 2.27m (9'9" x 7'5")
A large and contemporary family bathroom comprising a low-level WC, pedestal wash basin with chrome mixer tap, panelled bath with central taps, and a separate walk-in shower with glass screen and mixer system. Fully tiled walls and floor, spotlights, radiator, and obscure glazed uPVC window.

SECOND FLOOR

MASTER BEDROOM

4.80m x 5.84m (15'8" x 19'1")
A stunning and exceptionally generous master suite, created as part of a high-quality loft conversion. Carpeted flooring, painted walls, smooth ceiling with spotlights, Velux windows, walk-in wardrobe/storage, eaves storage, and a rear-facing uPVC window. Radiator with TRV.

EN-SUITE SHOWER ROOM

2.05m x 1.56m (6'8" x 5'1")
Stylish en-suite with a low-level WC, wash hand basin with vanity unit and chrome tap, corner shower enclosure with mixer system, chrome towel radiator, tiled flooring, tiled splashbacks, and velux window.

OUTSIDE

FRONT
Tarmac driveway providing ample off-road parking, low boundary wall, and gated access to the rear.

REAR GARDEN

A delightful and well-maintained rear garden, ideal for outdoor living and entertaining. Features a full-width paved patio, level lawn, raised beds with bark borders, and a garden shed. Secure and child-friendly, with low-maintenance planting.

TENURE

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

COUNCIL TAX

Band E

