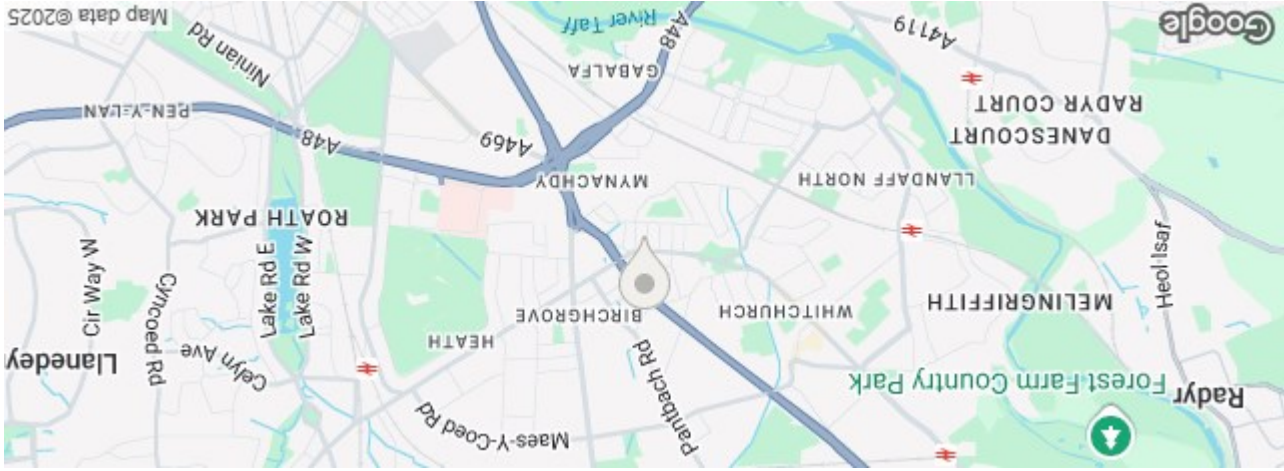
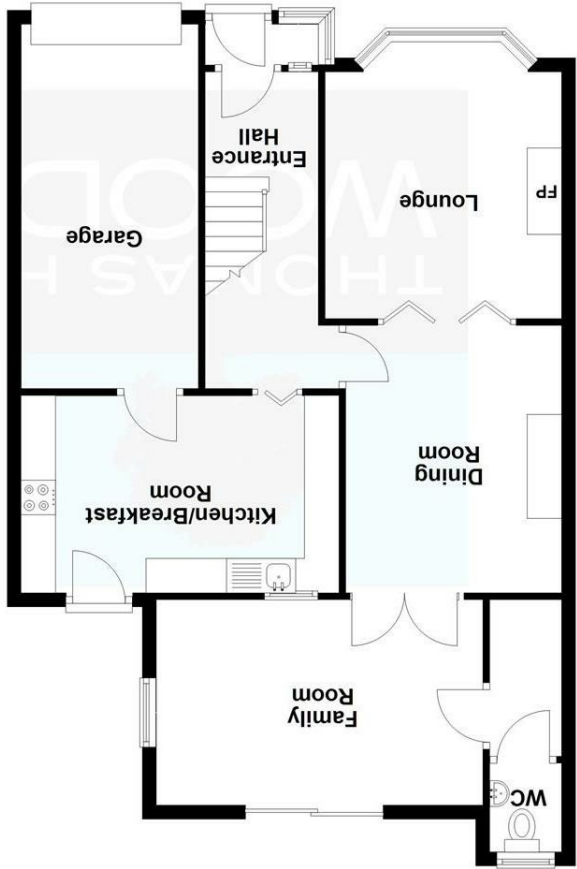
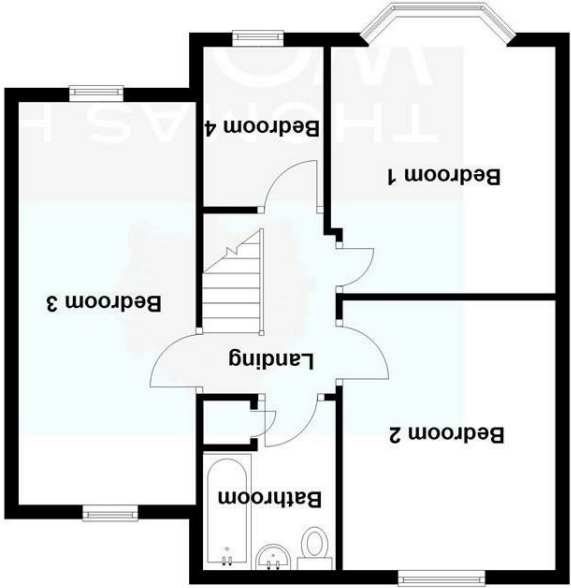




Total area: approx. 1435.8 sq. feet



Ground Floor
Approx. 857.0 sq. feet



First Floor
Approx. 578.9 sq. feet

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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9 Franklen Road,
Whitchurch, Cardiff
CF14 1HR



£525,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1435.80 sq ft

Current EPC Rating - null

Potential EPC Rating - null



A generously proportioned four-bedroom home located on the ever-popular Franklen Road in Whitchurch. Boasting three reception rooms, and spacious accommodation throughout, this extended and well-maintained property offers flexibility for growing families or multi-generational living. The property offers exciting potential to create a modern and highly desirable family home on this lovely road. Situated within a short distance of Whitchurch village, schools, and excellent transport links. This is an ideal opportunity for buyers seeking a substantial home with great potential in a well-connected, family-friendly location. Viewings are highly recommended.

ENTRANCE HALL

A bright and welcoming hallway with original tiled floor, carpeted staircase to the first floor, and access to all principal ground floor rooms.

LOUNGE

3.43m x 4.32m (11'3" x 14'2")

A front aspect reception room with carpeted floor, papered walls with no picture rail, and textured ceiling. UPVC bay window, radiator panel, and feature gas fireplace with surround.

DINING ROOM

3.20m x 4.02m (10'5" x 13'2")

A generous through room with carpeted floor, papered walls with picture rail, and textured ceiling. Glazed UPVC doors to the family room.

FAMILY ROOM

4.73m x 3.08m (15'6" x 10'1")

Bright and spacious third reception room overlooking the rear garden, with laminate floor, UPVC window to the side, and sliding doors to the patio and garden.

W.C.

1.04m x 1.38m (3'4" x 4'6")

Tiled floor, low level WC, wash hand basin, and obscure UPVC window to the rear.

KITCHEN/BREAKFAST ROOM

4.60m x 3.11m (15'1" x 10'2")

A range of wall and base units, integrated double oven and electric hob, integrated fridge and freezer. Cupboard housing a modern combination boiler. Tiled splashback and tiled floor. Space for freestanding washing machine and dishwasher. Stainless steel sink, UPVC door to the rear garden, and door to the integral garage.

FIRST FLOOR LANDING

via carpeted staircase to landing with loft access and doors to all bedrooms and bathroom.

BEDROOM ONE

3.00m x 4.21m (9'10" x 13'9")

Overlooking the front aspect with carpeted floor, papered walls and ceiling, fitted wardrobes along one wall, UPVC bay window, and radiator panel.

BEDROOM TWO

2.90m x 3.85m (9'6" x 12'7")

Rear aspect double bedroom with garden views, carpeted floor, papered walls and ceiling, fitted wardrobes, UPVC window, and radiator panel.

BEDROOM THREE

2.43m x 5.80m (7'11" x 19'0")

Dual aspect bedroom with eaves storage, Velux windows, carpeted floor, papered walls and ceiling, and radiator panel.

BEDROOM FOUR

1.74m x 2.33m (5'8" x 7'7")

Front aspect single bedroom, suitable as a guest room or additional workspace, with carpeted floor and radiator panel.

FAMILY BATHROOM

1.84m x 2.28m (6'0" x 7'5")

Three-piece suite comprising bath with electric shower over, WC, and wash hand basin vanity unit. Obscured UPVC rear window, tiled walls, tile-effect flooring, and towel radiator.

GARAGE

2.46m x 5.29m (8'0" x 17'4")

With lighting and power. Remote-controlled up and over door.

OUTSIDE

FRONT

Off and on road parking available.

REAR

The property benefits from an enclosed rear garden with lawn, patio, and mature shrubs

TENURE

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

COUNCIL TAX

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Band F

