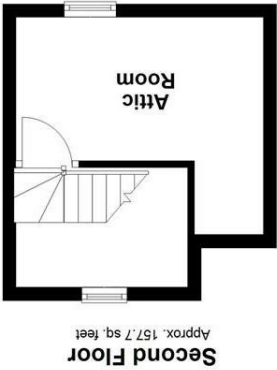
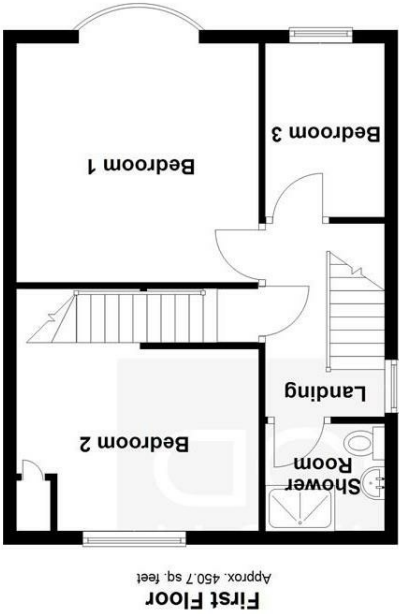
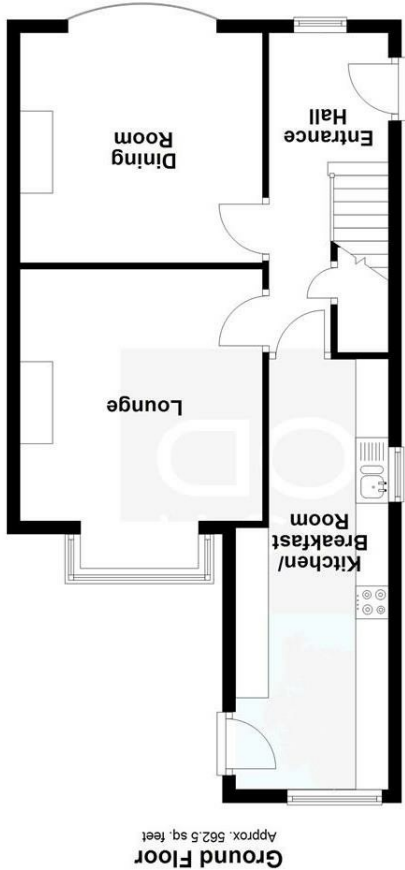


Total area: approx. 1170.9 sq. feet



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	

THOMAS H  
WOOD



CONTACT

EMAIL

sales@thomashwood.com

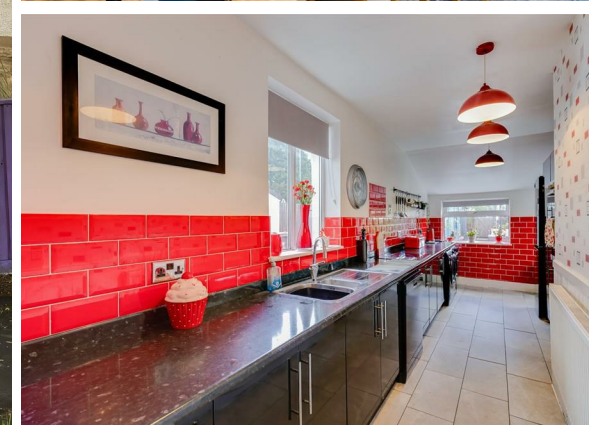
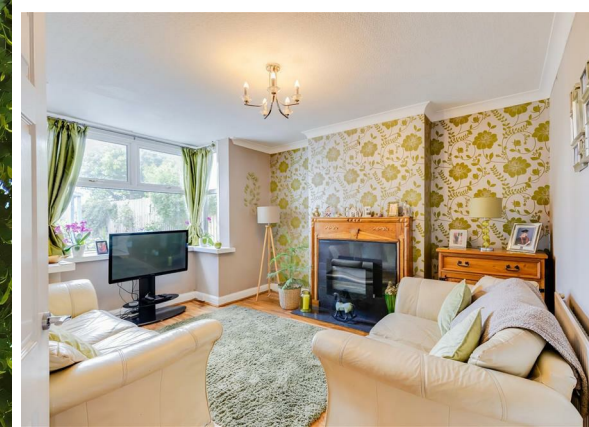
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18 Ash Grove,  
Whitchurch, Cardiff  
CF14 1BE



£430,000  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1170.90 sq ft**

**Current EPC Rating - null**

**Potential EPC Rating - null**



A rare opportunity to acquire this much-loved and characterful three-bedroom semi-detached home, situated on the highly sought-after Ash Grove in Whitchurch.

Offered to the market for the first time in 36 years, this spacious and well-maintained family home enjoys a prime position backing directly onto the open green space of Caedelyn Park—offering a peaceful outlook and a truly picturesque setting. Internally, the property boasts generously proportioned living accommodation, including two inviting reception rooms, three good-sized bedrooms, a versatile loft room, and scope for further improvement or extension (subject to planning). The rear garden is a particular highlight—mature, well-kept and offering direct gated access to the park, making it ideal for families and outdoor enjoyment. Located within walking distance of both Whitchurch and Rhiwbina villages, the property is ideally placed for access to a wide array of independent shops, cafés, and local amenities. It also falls within the catchment of several highly regarded primary and secondary schools, making it perfect for families seeking both space and convenience. This is a fantastic opportunity to secure a wonderful family home in the heart of Whitchurch.

#### **ENTRANCE HALLWAY**

Via hardwood door to spacious hallway with laminate flooring, panelled walls and papered ceiling with coving; port-style window to front.

#### **DINING ROOM**

3.69m x 4.39m (12'1" x 14'4")

Overlooking the front aspect, with laminate flooring, panelled walls, textured ceiling with coving, feature fireplace, uPVC bay window with fitted blinds.

#### **LOUNGE**

3.80m x 4.72m (12'5" x 15'5")

Overlooking the rear aspect, with laminate flooring, papered walls, textured ceiling with coving, feature fireplace, uPVC bay window.

#### **KITCHEN**

1.62m x 6.67m (5'3" x 21'10")

A galley style with stainless steel sink, under-counter space for appliances, built-in double oven, tiled floor, uPVC windows and door to rear garden. Ample storage and work surface space.

#### **LANDING**

Via carpeted staircase to landing. Doors to all first floor rooms, staircase to loft room.

#### **BEDROOM ONE**

3.09m x 4.32m (10'1" x 14'2")

Overlooking the front aspect, laminate flooring, painted walls with picture rail, fitted wardrobes along one side and uPVC bay window with fitted blinds.

#### **BEDROOM TWO**

3.43m x 3.385m (11'3" x 11'1")

(max) Overlooking the rear aspect with views over the delightful garden and Caedelyn Park. With laminate flooring, painted walls and uPVC window with fitted blind.

#### **BEDROOM THREE**

1.83m x 2.65m (6'0" x 8'8")

Overlooking the front aspect, with laminate flooring, painted walls and uPVC window with fitted blind.

#### **BATHROOM**

1.80m x 1.87m (5'10" x 6'1")

Fully tiled three-piece suite including walk-in shower with glazed doors and chrome mixer shower. Vanity wash hand basin and low-level WC, uPVC window.

#### **LOFT ROOM**

3.07m x 2.12m (10'0" x 6'11")

Enclosed staircase to loft room. With laminate floor, eaves storage, Velux window and additional storage to landing area.

#### **OUTSIDE**

##### **REAR**

A delightful rear garden with mature raised borders, porcelain tiled patio areas and a laid lawn. Gate providing access to Caedelyn Park. Storage sheds to remain.

##### **FRONT**

Driveway for off-street parking, lawn with planting, low brick wall boundary.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F

