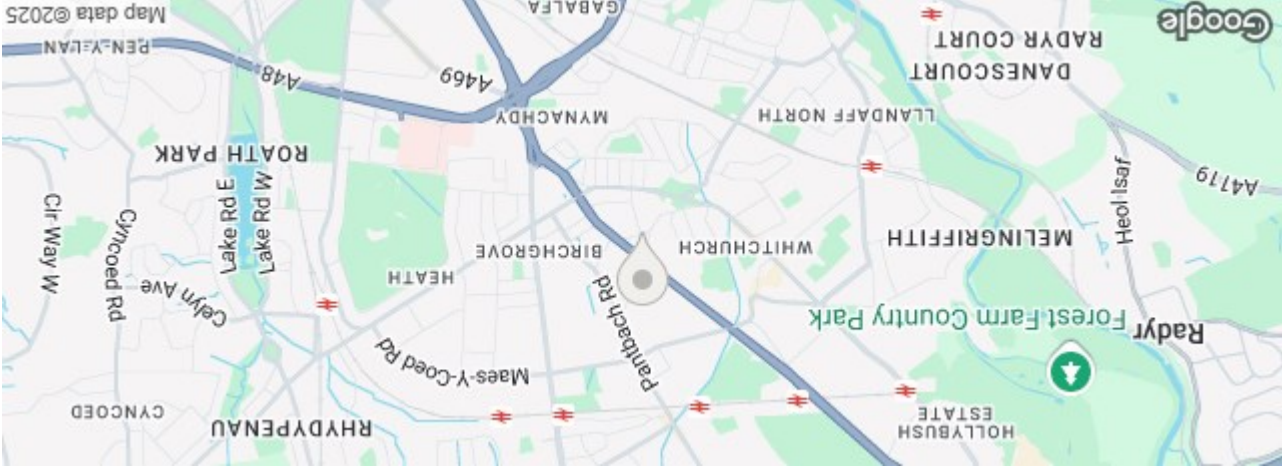
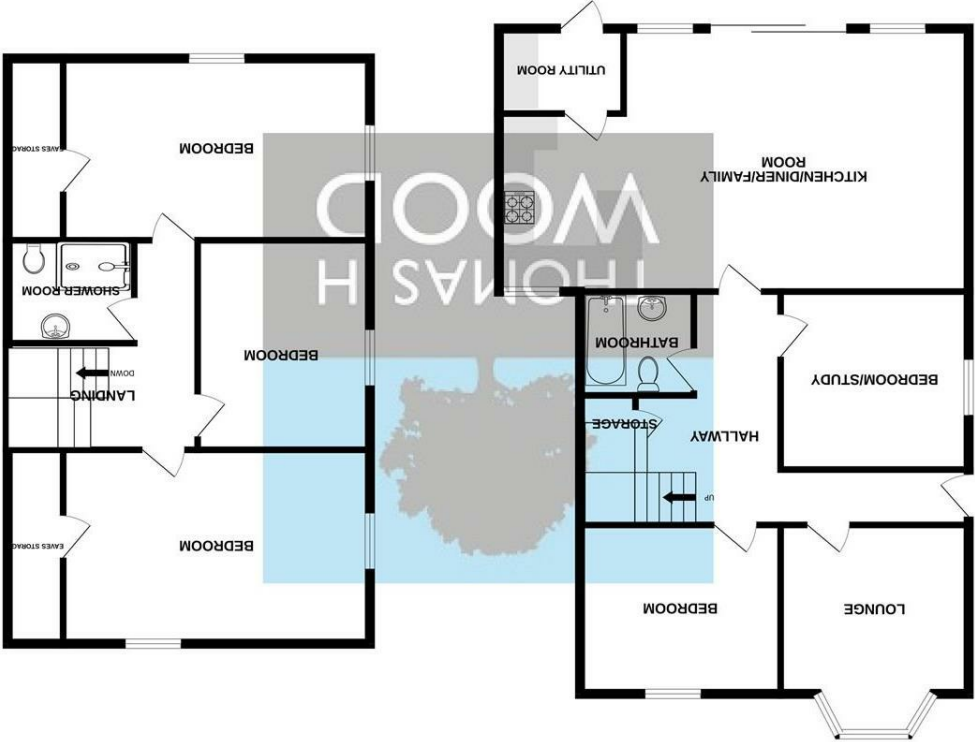




While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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GROUND FLOOR
92.7 sq.m. (998 sq.ft.) approx.

1ST FLOOR
69.3 sq.m. (746 sq.ft.) approx.

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		
Current		
Potential		
Energy Efficiency Rating		

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8 Westfield Road,
Whitchurch, Cardiff
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Asking Price £675,000
Bungalow - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1744.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - B82



This beautifully presented five-bedroom family home on Westfield Road has been fully refurbished to an exceptional standard, offering versatile and stylish living across two generous floors. The property boasts a stunning kitchen/diner/family room, high specification bathrooms, wood block and porcelain tiled flooring, and a practical utility room. Ideally located close to the village centre and within easy reach of excellent primary and secondary schools, this home is perfect for growing families or those looking for flexible space. Viewings are highly recommended, and the property is offered with no onward chain.

ENTRANCE HALLWAY

A welcoming entrance with wood block flooring. Under-stair storage and doors to all ground floor rooms.

LOUNGE

3.40m x 3.99m (11'1" x 13'1")
(into bay) – front aspect. Wood block flooring, neutral décor, and smooth ceiling create a calm and spacious living area.

BEDROOM

3.63m x 3.06m (11'10" x 10'0")
Front aspect. Wood block flooring, smooth walls and ceiling, ideal as a guest bedroom or additional reception room.

BEDROOM/STUDY

3.22m x 2.82m (10'6" x 9'3")
Side aspect. Spacious double room with wood flooring, smooth painted walls, and ceiling.

BATHROOM (GROUND FLOOR)

2.06m x 1.82m (6'9" x 5'11")
A contemporary three-piece suite with high-quality porcelain tiling.

KITCHEN/DINER/FAMILY ROOM

Rear aspect. A stunning and generous open-plan space with porcelain tiled flooring, high-spec cabinetry, and integrated appliances. Ample space for dining table, chairs, and sofas. Sliding doors lead out to the rear garden.

UTILITY ROOM

2.25m x 1.54m (7'4" x 5'0")
Rear aspect. Porcelain tiled floor, fitted base units with space for appliances.

LANDING

Via carpeted staircase to landing. Doors to all first floor rooms.

MASTER BEDROOM

5.24m x 3.52m (17'2" x 11'6")
Front aspect. A generous double room with carpeted floor and neutral décor.

BEDROOM

3.24m x 4.03m (10'7" x 13'2")
Side aspect. Well-proportioned double bedroom with carpeted floor and smooth finish throughout.

BEDROOM

3.27m x 5.24m (10'8" x 17'2")
Rear aspect. A further generous bedroom with carpeted floor and views over the garden.

FAMILY BATHROOM

2.30m x 1.69m (7'6" x 5'6")
A stylish high specification bathroom with modern suite and porcelain tiled finish.

OUTSIDE

FRONT

A welcoming frontage with ample off-road parking.

REAR

An enclosed and sunny rear garden. Perfect for families and garden enthusiasts alike.

TENURE

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

COUNCIL TAX

Band E

