

www.thomaswood.com

WEBSITE

02920 626252

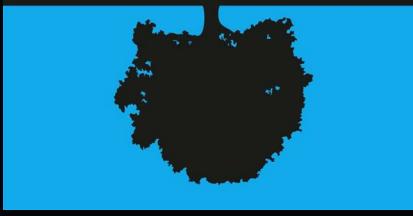
TELEPHONE

sales@thomaswood.com

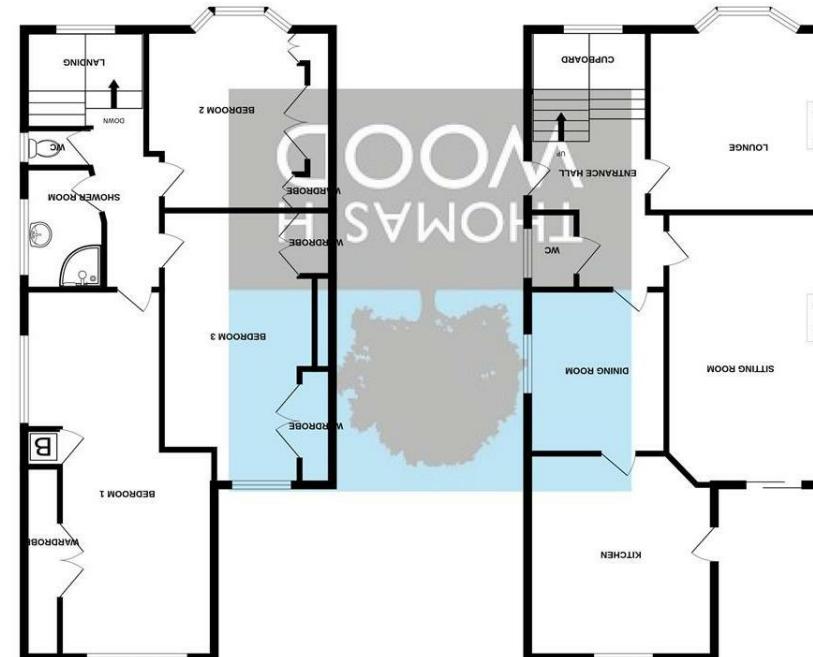
EMAIL

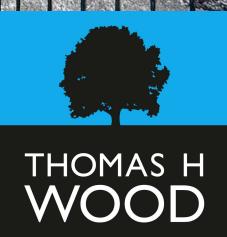
CONTACT

THOMAS WOOD



GROUND FLOOR 2.0 sq.m. (775 sq.ft.) approx.
1ST FLOOR 73.2 sq.m. (788 sq.ft.) approx.





10 Caedelyn Road,
Whitchurch, Cardiff
CF14 1BH



Asking Price £495,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1563.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - C79



3



2



3



C

****DOUBLE STOREY EXTENSION - 3 DOUBLE BEDROOMS**** A rare opportunity to purchase this traditional three double bedroom semi-detached home on the ever-popular Caedelyn Road in Whitchurch. Offered to the market for the first time in over 60 years and to be sold with no onward chain. No.10 Caedelyn Road has been a cherished family home but is ready for its next chapter. With stunning views across Caedelyn Park, it retains its original 1930s character while benefiting from modern improvements, a double-storey rear extension, with a recently renewed flat roof.

The accommodation includes three reception rooms, fitted kitchen and WC to the ground floor, with three double bedrooms, a shower room, and separate WC to the first floor. Externally, the home boasts a private driveway, large detached garage, and a well-maintained rear garden. Ideally positioned for Caedelyn Park, close to excellent public transport links, highly regarded schools and the excellent local amenities, this property is perfectly suited for families seeking both convenience and comfort. To be sold with no onward chain.

ENTRANCE HALL

Welcoming entrance hall with staircase to the first floor, under-stair storage, and access to principal rooms.

W.C.

0.88m x 1.40m (2'10" x 4'7")

Tiled walls and floor, WC, and wash hand vanity unit.

LOUNGE

3.82m x 4.26m (12'6" x 13'11")

Spacious reception room with bay window to the front, feature fireplace, original parquet flooring, papered walls, and papered ceiling with coving.

DINING ROOM

2.80m x 3.37m (9'2" x 11'0")

Well-proportioned second reception room with doors opening into the kitchen, carpeted floor, smooth painted walls, papered ceiling, and radiator panel.

SITTING ROOM

3.81m x 5.49m (12'5" x 18'0")

Generous reception room with carpeted floor, papered walls, papered ceiling with coving, feature gas fire and surround, tilt and turn sliding doors, and radiator panel.

KITCHEN

3.76m x 3.10m (12'4" x 10'2")

Fitted kitchen with a range of wall and base units, work surfaces, integrated oven and hob, space for appliances, tiled floor, painted walls, and ceiling spotlights.

LANDING

Reached via carpeted staircase with picture window. Doors to all rooms.

BEDROOM ONE

3.73m x 6.88m (narrowing to 2.80m) (12'2" x 22'6" (narrowing to 9'2")) Large double bedroom with UPVC window overlooking Caedelyn Park and far-reaching views towards the city. Benefits include fitted storage, carpeted floor, papered walls, papered ceiling, radiator panel, and cupboard housing a modern Worcester combination boiler.

BEDROOM THREE

2.77m x 5.54m (9'1" x 18'2")

Well-proportioned double bedroom overlooking the rear garden also overlooking Caedelyn Park, with fitted storage along one wall which includes a shower cubicle, carpeted floor, papered walls, papered ceiling, and radiator panel.

BEDROOM TWO

4.07m x 4.26m (13'4" x 13'11")

The former master bedroom with UPVC bay window, fitted storage along one wall, carpeted floor, papered walls, papered ceiling, and radiator panel.

SHOWER ROOM

1.69m x 2.04m (5'6" x 6'8")

Modern family shower room comprising corner cubicle with electric shower, vanity wash hand basin, tiled walls, tiled floor, towel radiator, and UPVC window.

W. C.

1.08m x 1.15m (3'6" x 3'9")

Low-level WC with tiled walls, linoleum floor, and UPVC window.

OUTSIDE

FRONT

The property is approached via a private driveway providing off-road parking and leading to a large detached garage.

REAR

To the rear lies a private enclosed garden, mainly laid to lawn with a patio area, offering excellent outdoor family space. Gate leading into Caedelyn Park.

TENURE

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

COUNCIL TAX

Band F

