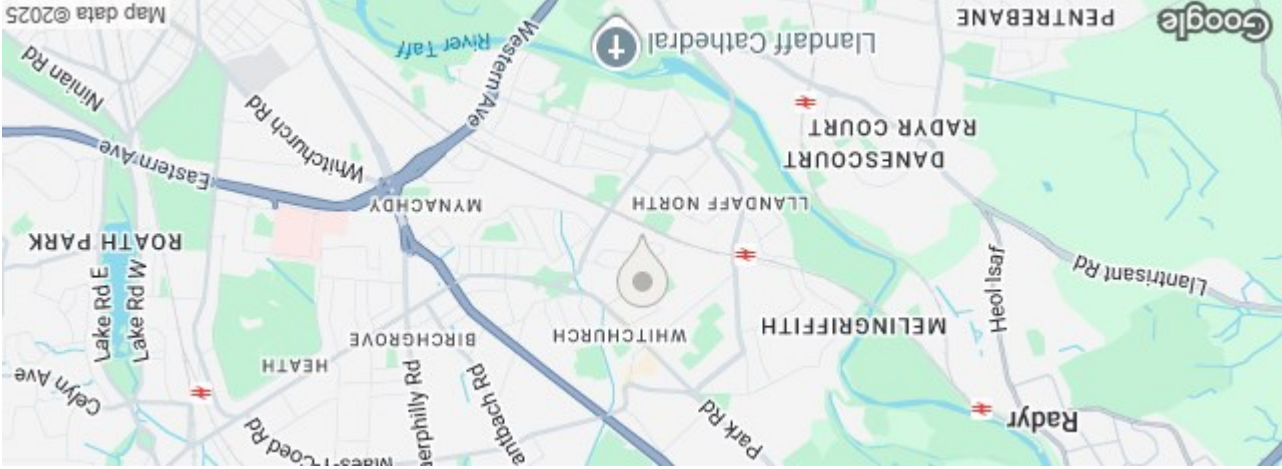
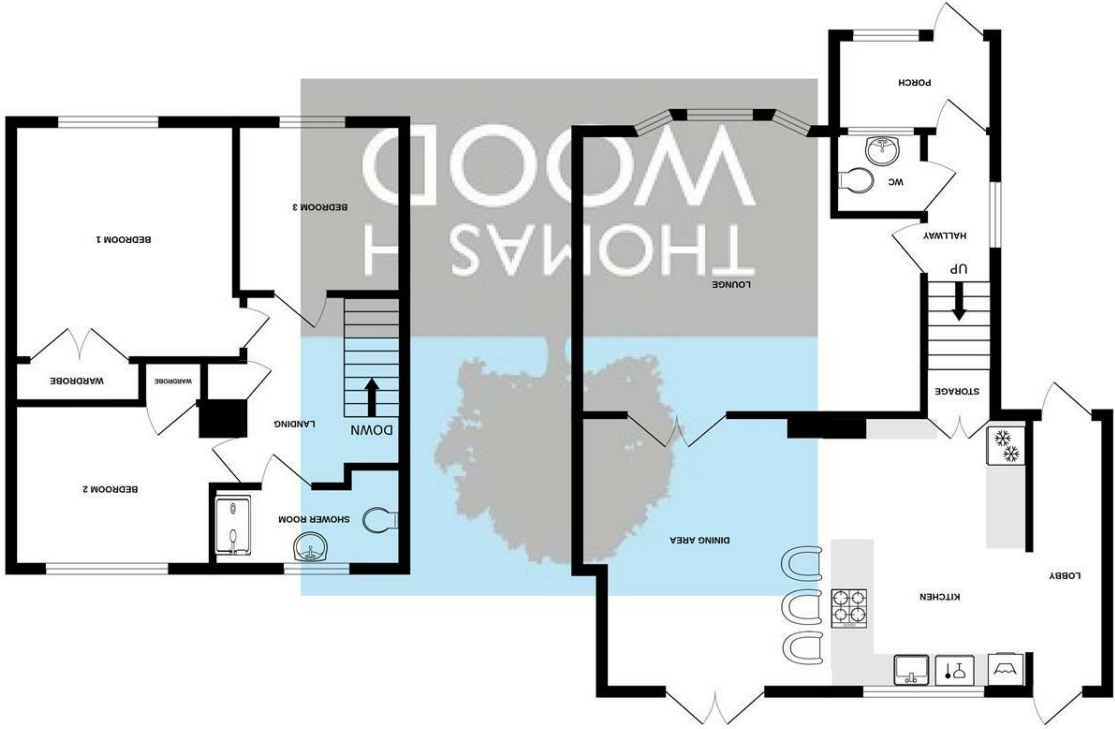




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
64.8 sq.m. (697 sq.ft.) approx.

1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
84	56
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	
EU Directive 2002/91/EC	
England & Wales	

CONTACT

EMAIL

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TELEPHONE

02920 626252

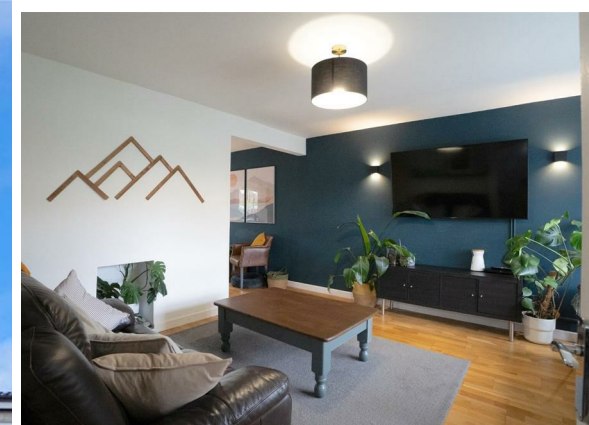
WEBSITE

www.thomashwood.com





8 Little Mill,
Whitchurch, Cardiff
CF14 1LS



£375,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1033.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - B84



An extended and beautifully presented three bedroom semi-detached home, ideally located on Little Mill in Whitchurch village. Set within a quiet cul-de-sac and within walking distance of the village, this exciting opportunity is offered for sale in immaculate order throughout. The property benefits from a stunning open plan kitchen/diner with integrated appliances, a new Worcester combination boiler, and a modern shower room. Perfectly situated for highly regarded primary and secondary schools, excellent public transport, and road links to the City Centre and M4.

The accommodation briefly comprises: porch, entrance hall, cloakroom, lounge opening into dining area, extended fitted kitchen, and utility. To the first floor are three bedrooms and a modern shower room.

ENTRANCE PORCH

Entered via uPVC door to porch with ample space for shoes and coats. Composite front door giving access to the hallway.

CLOAKROOM

1.45m x 1.02m (4'9" x 3'4")

Modern suite with low level WC and wash hand basin vanity unit with chrome mixer tap, oak surface, tiled splashback, and storage. Tiled floor, painted walls, smooth ceiling, uPVC window to front.

LOUNGE

4.94m x 4.22m (16'2" x 13'10")

Generous reception room with uPVC bay window to front aspect, engineered oak flooring, painted walls, smooth ceiling, vertical radiator. Open to:

DINING AREA

2.32m x 4.25m (7'7" x 13'11")

Double glazed patio doors giving access to the rear garden, painted walls, smooth ceiling with spotlights, radiator.

KITCHEN

2.55m x 4.49m (8'4" x 14'8")

Extended fitted kitchen with a range of wall and base units and complementary work surfaces, including breakfast bar with seating. Stainless steel inset sink and drainer, tiled splashbacks, electric hob with double oven and grill, integrated dishwasher, washing machine, and fridge/freezer. Engineered oak flooring, vertical radiator, and useful under stairs cupboard.

UTILITY ROOM

1.22m x 4.52m (4'0" x 14'9")

uPVC doors providing access to front and rear. Engineered oak flooring, vertical radiator, smooth ceiling with spotlights.

LANDING

uPVC double glazed window to side, airing cupboard, carpet flooring, painted walls, coving, smooth ceiling, loft access.

BEDROOM ONE

3.29m x 4.19m (10'9" x 13'8")

Generous double bedroom with uPVC window overlooking the cul-de-sac, built-in wardrobes, radiator, and carpeted floor.

BEDROOM TWO

3.28m x 3.17m (10'9" x 10'4")

Double bedroom with uPVC window overlooking the rear garden, built-in wardrobe, radiator, and carpeted floor.

BEDROOM THREE

2.67m x 1.94m (8'9" x 6'4")

Good-sized third bedroom with uPVC window to front aspect, space for wardrobes, radiator, and carpeted floor.

SHOWER ROOM

1.83m x 2.47m (6'0" x 8'1")

Recently installed modern three-piece suite comprising double shower cubicle, low level WC, and wash hand basin. Radiator, tiled walls and floors, chrome towel rail, obscure uPVC window overlooking the rear garden.

OUTSIDE

Front Garden

Driveway providing off-road parking for two cars, raised flower borders, selection of shrubs, gate to side entrance.

Rear Garden

Enclosed rear garden with patio, raised beds, and a mix of wall and timber fencing boundaries.

TENURE

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

COUNCIL TAX

Band E

