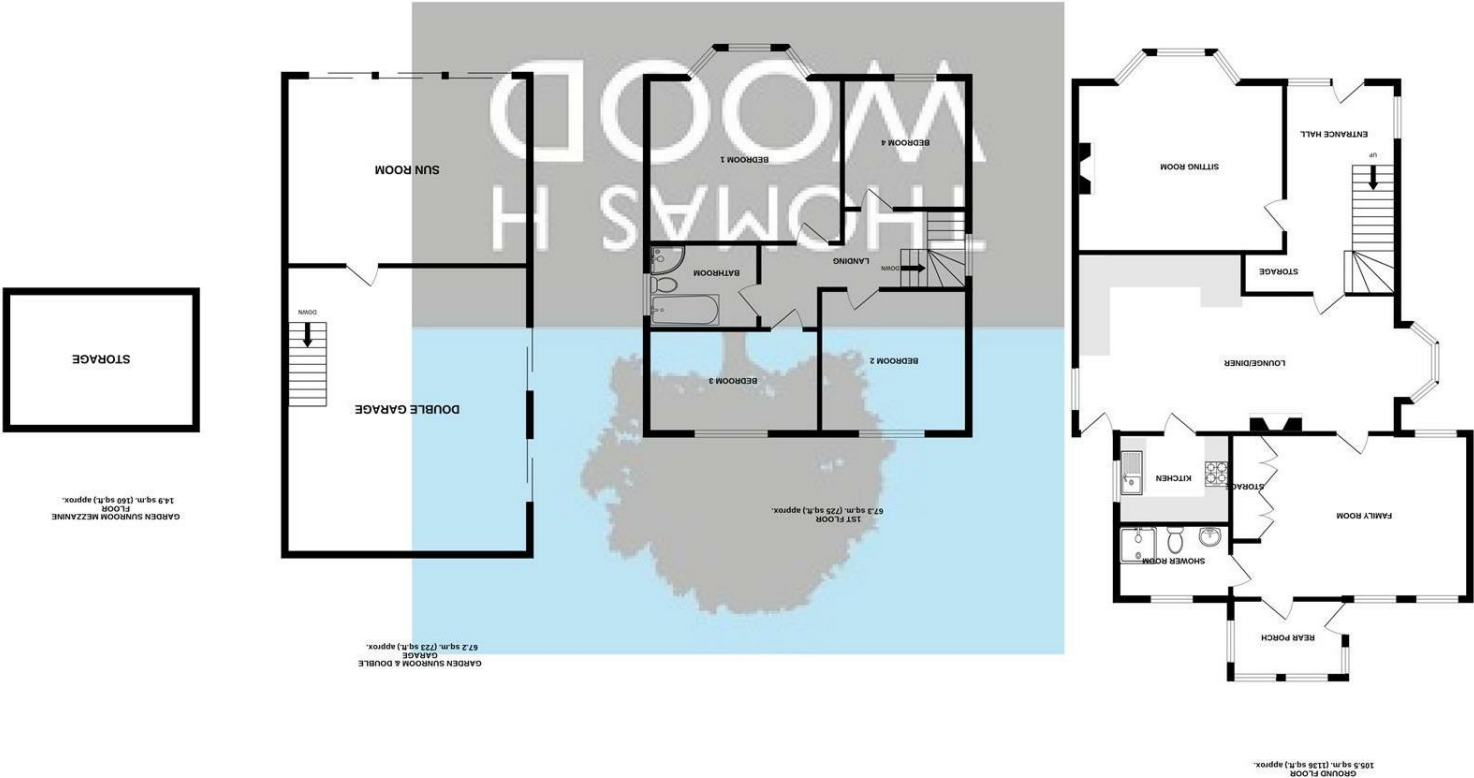


TOTAL FLOOR AREA : 254.9 sq.m. (2744 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximately and no responsibility is taken for any error, 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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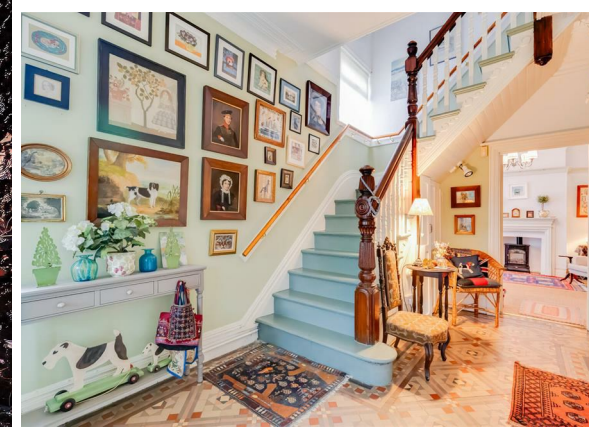
www.thomashwood.com

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	





22 Alfreda Road,
Whitchurch, Cardiff
CF14 2EH



Asking Price £1,100,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 2744.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null



A rare and distinguished opportunity to acquire a detached family residence in one of Whitchurch's most prestigious addresses. This handsome four-bedroom period home is offered to the market for the first time in over 50 years and occupies a substantial plot with generous gardens, detached garden room, and double garage. Retaining much of its original character while benefitting from a recently fitted new roof, the property combines timeless appeal with exciting scope for personalisation and future development. The garden room and garage, positioned to the rear of the property, provide an outstanding opportunity for a further development (subject to the necessary consents) — a rare advantage in such a sought-after location. With versatile living spaces, period features, and four well-proportioned bedrooms, this home offers the perfect balance of tradition and potential. The sale is further enhanced by the absence of an onward chain, making it an exceptional proposition for buyers seeking a distinguished home in this highly coveted residential setting, close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended.

ENTRANCE HALL

A generous and welcoming hallway with staircase to first floor and access to principal rooms. Original tiled floors, deep skirting boards and ornate coving, create a wonderful first impression.

SITTING ROOM

5.01m x 4.79m (into bay) (16'5" x 15'8" (into bay))
A generous and bright, front aspect reception room with bay window, and original period detailing.

LOUNGE/DINER

7.99m x 4.33m (26'2" x 14'2")
A superb dual aspect reception with feature fireplace, ample space for both seating and dining, and access to the kitchen, family room and rear garden. A run of fitted cupboards provide excellent storage and the ability to use this space as the kitchen. A side facing bay window brings lots off natural light to the space.

KITCHEN

2.93m x 2.17m (9'7" x 7'1")
Fitted with a range of units and work surfaces with stainless steel sink, an integrated fridge, freezer and dishwasher. Rear aspect window and accessed off the lounge/diner. This space has great potential to become a utility room.

FAMILY ROOM

5.02m x 3.99m (16'5" x 13'1")
A generous and versatile space with delightful garden views. Door to the shower room and the rear porch.

WET ROOM

2.08m x 1.46m (6'9" x 4'9")
Comprising low-level WC, wash hand basin, and tiled shower area.

FIRST FLOOR LANDING

With access to four bedrooms and the family bathroom.

BEDROOM ONE

4.48m x 4.04m (14'8" x 13'3")
A bright front aspect double bedroom with bay window, carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM TWO

3.89m x 3.62m (12'9" x 11'10")
A rear aspect double bedroom with carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM THREE

3.30m x 2.81m (10'9" x 9'2")
Rear aspect double bedroom carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM FOUR

3.15m x 2.95m (10'4" x 9'8")
A versatile front aspect bedroom that would make an ideal nursery or home office. With carpeted floor, painted walls and smooth ceiling with ornate coving.

BATHROOM

2.41m x 2.37m Fitted with three-piece suite including WC, wash hand basin, and bath.

OUTBUILDINGS

GARDEN ROOM
5.86m x 4.55m (19'3" x 14'11"). A superb space with a multitude of uses. The garden room benefits from high ceilings and fitted storage. It would make the most incredible home office or place of work due to the access from The Avenue.

DOUBLE GARAGE
6.91m x 5.86m (22'8" x 19'3"). A spacious detached, double garage with ample vehicular access.
GARAGE MEZZANINE FLOOR
14.9 sq.m. (160 sq.ft.) approx. Providing additional storage above the garage.

EXTERNAL

The property enjoys a substantial plot with mature front and rear gardens, driveway parking, and detached outbuildings. The garden room and double garage also present the rare opportunity of development as a building plot (subject to the relevant applications and approvals).

BATHROOM

2.41m x 2.37m (7'10" x 7'9")
Bath, wash basin, W.C.,separate shower cubicle.

OUTBUILDING

GARDEN ROOM

5.86m x 4.55m (19'2" x 14'11")
A superb space with a multitude of uses. The garden room benefits from high ceilings and fitted storage. It would make the most incredible home office or place of work due to the access from The Avenue.

TENURE

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

COUNCIL TAX

Band H

