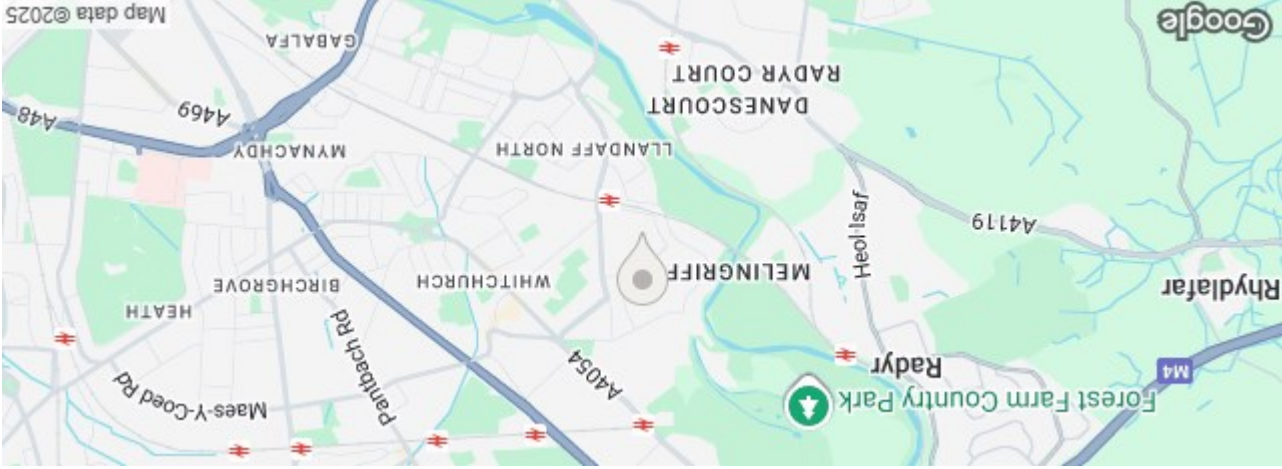
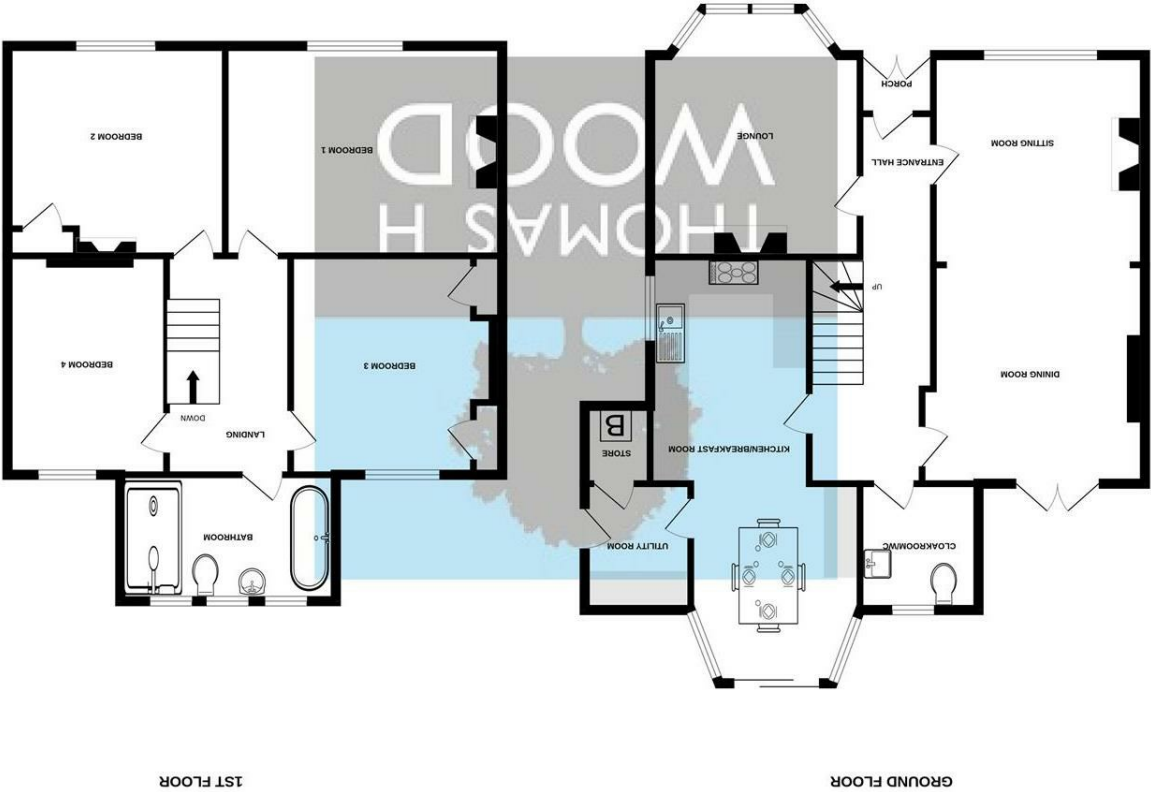




Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.
 Made with Metropix ©2025
TOTAL FLOOR AREA : 159.0 sq.m. (1711 sq.ft.) approx.



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-69)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	
81	68	
Energy Efficiency Rating		

www.thomashwood.com

WEBSITE

02920 626252

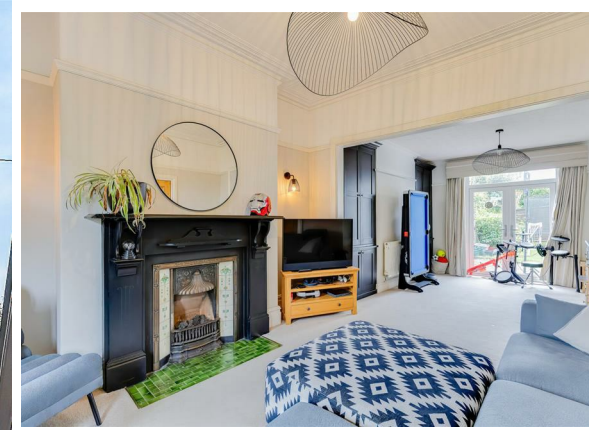
TELEPHONE

sales@thomashwood.com

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CONTACT





15 Kingsland Road,
Whitchurch, Cardiff
CF14 2EJ



£775,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1711.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - B81



An exceptional opportunity to acquire a superbly refurbished four-bedroom period residence set along one of Whitchurch’s most desirable roads.

This outstanding home seamlessly blends timeless character with a series of high-quality contemporary upgrades. The current owners have undertaken a comprehensive refurbishment, including installation of anthracite grey sliding sash windows, a new boiler, a bespoke fitted kitchen featuring integrated appliances, quartz work surfaces, and bi-folding doors opening directly to the rear garden. The family bathroom has been redesigned to include a stunning four-piece suite finished to a contemporary specification.

The property retains a wealth of original features, including quarry tiled floors, stripped timber doors, slate fireplaces, and decorative coving, complemented by tasteful modern finishes.

Located within easy reach of Whitchurch Village, with its array of shops, cafés, and amenities, this elegant home is ideally positioned for access to the A470 and M4, and lies within catchment for the highly regarded Whitchurch High School. A perfect choice for families seeking refined period charm with modern practicality.

ACCOMMODATION

INTERNAL PORCH

Double wooden doors open to a charming porch with painted walls, coving, and original coloured quarry tiled floor.

ENTRANCE HALL

Entered via an original timber door. Retains period character with dado rail, coving, and tiled flooring. Stairs to the first floor.

SITTING & DINING ROOM

7.54m x 3.84m (24'8" x 12'7")
A generous and bright dual-aspect reception room with original slate mantelpiece, cast iron fireplace, and tiled hearth. Decorative coving and picture rail. Windows to front and double doors to the garden.

LOUNGE

4.11m x 3.63m (13'5" x 11'10")
A characterful room with large bay window fitted with new anthracite sliding sash windows. Original slate fireplace with living flame gas fire, stripped and waxed floorboards, picture rail, and coving.

WC

2.10m x 2.24m (6'10" x 7'4")
Fitted with a low-level WC and pedestal wash basin. Retains period shelving, tiled flooring, and single glazed window to rear.

KITCHEN/DINER

6.81m x 3.00m (22'4" x 9'10")
A stunning kitchen and dining space, beautifully refitted with a bespoke range of modern wall and base units complemented by quartz work surfaces and a white ceramic sink with brass effect mixer tap. Integrated appliances include oven, hob, extractor, fridge/freezer, and dishwasher. Bi-folding doors open to the rear patio and garden, flooding the room with natural light.

UTILITY ROOM

1.77m x 1.75m (5'9" x 5'8")
Storage cupboard housing the new gas combination boiler, space for washing machine. Door to side access.

FIRST FLOOR LANDING

Accessed via an ornate carved staircase with spindles and balustrade. Dado rail, painted ceiling, and loft access.

BEDROOM ONE

4.75m x 3.78m (15'7" x 12'4")
A bright and spacious principal bedroom with carpeted floor, sash windows to front aspect, period cast iron fireplace, fitted wardrobes and radiator.

BEDROOM TWO

3.84m x 3.78m (12'7" x 12'4")
A generous double room with carpeted floor, period fireplace, integrated storage, sash window to front and radiator.

BEDROOM THREE

3.66m x 3.63m (12'0" x 11'10")
A further generous double bedroom with carpeted floor, sash window to rear, fitted alcove storage and radiator.

BEDROOM FOUR

3.63m x 2.72m (11'10" x 8'11")
A versatile fourth double bedroom with carpeted floor sash window overlooking the rear garden

BATHROOM

3.73m x 1.75m (12'2" x 5'8")
Beautifully refitted with a four-piece suite comprising freestanding bath with central taps, low-level WC, wash hand basin, and separate shower enclosure. Stylish tiling, recessed lighting, and anthracite sash windows to rear.

OUTSIDE - FRONT

Private front courtyard with off-road parking, mature shrubs, and boundary hedge. Gated side access.

OUTSIDE - REAR

A delightful south-facing enclosed garden, featuring a paved patio area accessed from the kitchen bi-fold doors - ideal for al fresco dining - leading to a level lawn surrounded by mature shrubs and trees. External tap and timber shed.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

