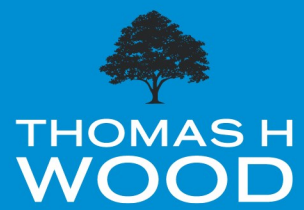




Caedelyn Road,
Whitchurch, Cardiff,
CF14 1BH



£550,000

4 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this traditional four double-bedroom semi-detached home on the ever-popular Caedelyn Road in Whitchurch. Benefiting from a superb loft conversion with ensuite bathroom, modern Vaillant combination boiler, and delightful views across Caedelyn Park. Sympathetically modernised by the current owners whilst retaining its original 1930s character, with wood block flooring, an ornate ceiling rose, and a wood-burning stove.

The accommodation includes two generous reception rooms, an open-plan kitchen and dining room, and a WC to the ground floor. To the first floor, there are three double bedrooms and a family bathroom. The second floor offers a further double bedroom with a spacious ensuite bathroom.

Externally, the home benefits from a private driveway and a well-maintained rear garden with gated access to Caedelyn Park. Ideally located and close to excellent public transport links, highly regarded schools, and the excellent local amenities of Whitchurch and Rhiwbina villages.



ENTRANCE HALL

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

W.C.

2'10" x 3'11"

Low-level WC and wash hand basin. UPVC window to the side.

LOUNGE

12'6" x 13'10"

Spacious reception room with UPVC bay window to the front, feature wood-burning stove, wood block flooring, painted walls, and papered ceiling with coving.

SITTING ROOM

12'6" x 18'0"

Generous reception room with wood block flooring, painted walls, smooth ceiling with coving, open fire and surround, UPVC doors to rear garden, and radiator panel.



Features

- Semi Detached
- Traditional 1930s three-bedroom
- Highly sought-after Whitchurch location
- Backing onto Caedelyn Park
- Open-plan kitchen and dining room
- Private rear garden
- Close to the excellent public transport links, highly regarded schools

KITCHEN/DINER

12'6" x 25'3"

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. Open plan to dining area with wood block flooring, UPVC window to the side aspect, and radiator panel. Ample space for a sizeable dining table and chairs.

LANDING

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





BEDROOM ONE

11'2" x 13'10"

The former master bedroom with UPVC bay window, wood floor, painted walls, textured ceiling, and radiator panel.

BEDROOM TWO

12'6" x 12'6"

Large double bedroom with UPVC window overlooking Caedelyn Park and far-reaching views towards the city. Wood floor, painted walls, smooth ceiling, and radiator panel.

BEDROOM THREE

9'2" x 11'3"

Well-proportioned double bedroom overlooking the rear garden, with wood floor, painted walls, papered ceiling, and radiator panel. Cupboard housing Vaillant combination boiler.

SHOWER ROOM

5'6" x 10'9"

Comprising panelled bath with electric shower over, wash hand basin, low-level WC, wood floor, tiled walls, and UPVC windows.

MASTER BEDROOM (SECOND FLOOR)

11'3" x 14'5"

A good-sized master bedroom with carpeted floor, painted walls, smooth ceiling with Velux windows, UPVC window to side aspect, under-eaves storage, and radiator panel.

ENSUITE BATHROOM

6'9" x 7'8"

A fully tiled three-piece suite comprising low-level WC, wash hand basin with base vanity unit, and panelled bath with chrome fittings.

OUTSIDE

FRONT

The property is approached via a private driveway providing off-road parking and leading to the gated rear garden.

REAR

A delightful rear garden, mainly laid to lawn with mature and well-stocked borders. Gate to the driveway and direct access to Caedelyn Park.

TENURE

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

COUNCIL TAX

Band F



4 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



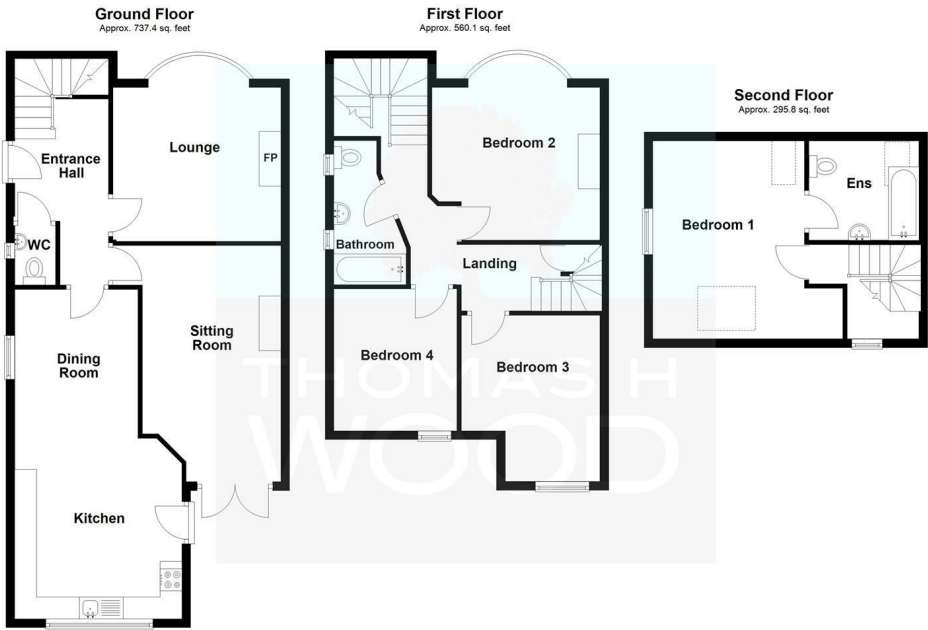
ENERGY RATING: C

Information

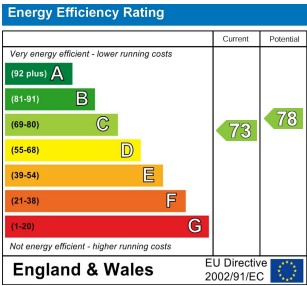
- Postcode: CF14 1BH
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1593.30 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C







Total area: approx. 1593.3 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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