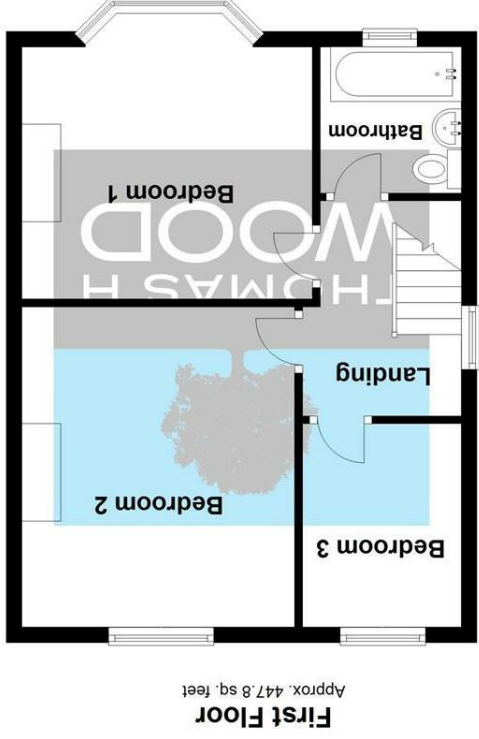
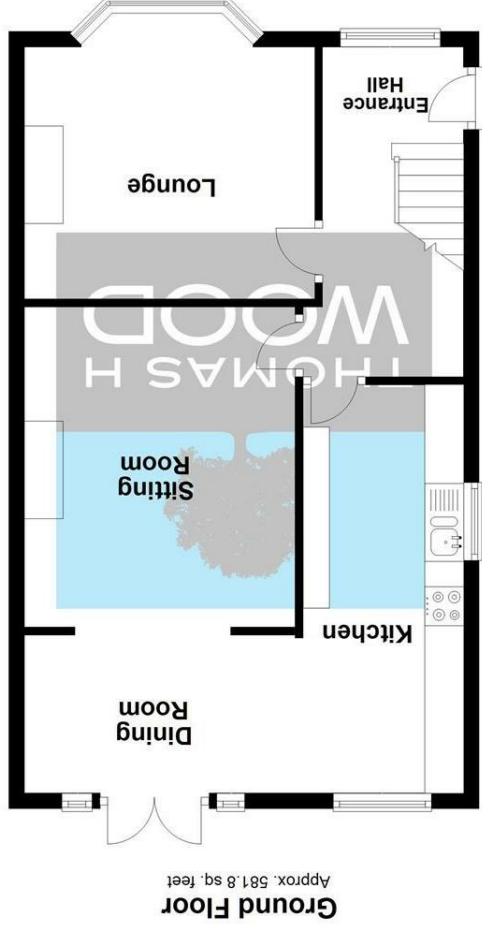


Total area: approx. 1029.7 sq. feet



Energy Efficiency Rating	
Potential	Current
84	73

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

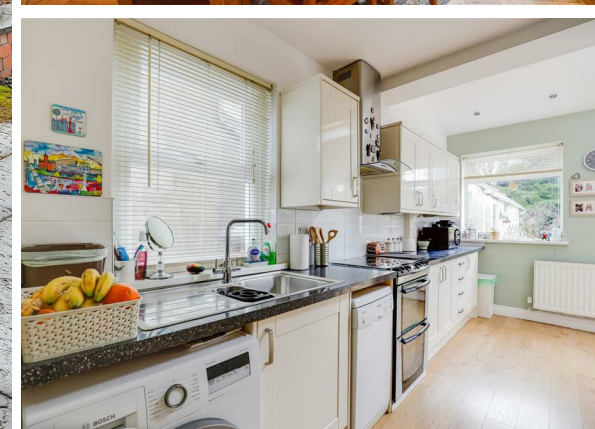
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



13 Athelstan Road,  
Whitchurch, Cardiff  
CF14 2EN

£550,000  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1029.70 sq ft

Current EPC Rating - C73

Potential EPC Rating - B84

An excellent opportunity to acquire this traditional three bedroom semi-detached home, nestled in this sought after road which is seldom available in the market. Conveniently situated in the highly desirable residential area of Whitchurch, this property offers spacious period family accommodation, boasting an extension and a prime location with all amenities close by. Within a third of a mile, you'll find comprehensive shopping facilities at Whitchurch village, along with regular bus services along Heol Don. Furthermore, the local railway station at Llandaff North is within easy walking distance. Education options are abundant, as the property falls within the catchment area of esteemed schools such as Whitchurch High and Ysgol Glantaf, offering education in both English and Welsh mediums. NO ONWARD CHAIN

#### ENTRANCE HALLWAY

Enter via timber panelled door, wood laminate flooring, coving to ceiling, under stair cupboard, stairs to first floor, double radiator with decorative panelled cover, Obscure glazed leaded window to front.

#### DINING ROOM

3.76m x 3.88m (12'4" x 12'8")

Parquet wood block flooring, UPVC double glazed bay windows, open flame coal effect, gas fire with marble hearth and wood surround, coving to ceiling, radiator.

#### LOUNGE

3.54m x 3.94m (11'7" x 12'11")

Wood laminate flooring, open flame coal effect, gas fire with slate hearth and wood surround, coving to ceiling, radiator.

#### OPEN PLAN KITCHEN/DINER

5.51m 5.27m (18'0" 17'3")

(L shaped) High gloss, cream fitted wall and floor units, integrated fridge freezer, freestanding gas oven and hob with stainless steel extractor hood over, 1 1/2 bowl stainless steel sink and drainer, tiled splashback, plumbing for washing machine and dishwasher, UPVC double glaze windows to side and rear, recess spotlights, wood laminate flooring. leading to:

Open plan dining area, UPVC double glazed French doors onto rear garden with double glazed side panels, wood laminate flooring, pitched roof with Velux windows, two radiators.

#### DOWNSTAIRS W.C.

White suite comprising low level WC, wash hand basin with chrome mixer tap and tiled splashback.

#### LANDING

Obscure leaded window to side, loft access, coving to ceiling.

#### BEDROOM ONE

3.41m x 3.91m (11'2" x 12'9")

UPVC double glazed bay windows to front, fitted wardrobes, radiator, coving into ceiling, original open fire place with tiled surround.

#### BEDROOM TWO

3.19m x 4.03m (10'5" x 13'2")

UPVC double glaze window to Rear, fitted wardrobes, original open fire place with tiled surround., radiator, coving to ceiling.

#### BEDROOM THREE

2.04m x 2.63m (6'8" x 8'7")

UPVC double glaze window to rear, fitted wardrobe, coving to ceiling, radiator.

#### BATHROOM

White three piece suite, comprising panel bath with chrome mixer shower over, glass shower screen, wash hand basin with chrome mixer tap and vanity unit, low level. WC, tiled walls around bath and shower area, obscure UPVC double glaze window to front, radiator, coving to ceiling, extractor fan.

#### OUTSIDE

##### REAR

This spacious, south-facing rear garden, offering a perfect blend of privacy and beauty. Expertly manicured, the garden boasts a serene atmosphere with its meticulously maintained landscape. Well-stocked borders feature an array of mature shrubs and trees, providing natural charm and a sense of maturity to the surroundings. At the heart of the garden lies a generously sized lawn area, adjacent to the lawn is a charming patio area. This rear garden offers versatility and serenity in equal measure, making it a delightful retreat for residents.

##### FRONT

Welcoming and neatly presented, the front garden. A low-level hedge and border fence provide a subtle boundary, enhancing curb appeal. The lawn, impeccably maintained, stretches gracefully across the front, punctuated by decorative borders that add a splash of colour and character. Block-paved driveway offers practicality and convenience, providing ample space for parking vehicles with ease.

#### DETACHED GARAGE

Double doors to front, electric supply, UPVC double glazed door, and window to side.

#### TENURE

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

#### COUNCIL TAX

Band F



