



£280,000 Freehold

Whitebarn Road | Cardiff | CF14 5HB

Hern &  
Crabtree



Nestled on the charming Whitebarn Road in Llanishen, Cardiff, this delightful two-bedroom semi-detached house is a gem waiting to be discovered. Situated close to a range of amenities, including the picturesque Llanishen Park and a bustling retail park, this home offers the best of both worlds - comfort and convenience. With bus and train links nearby, commuting is a breeze, making this location ideal for professionals and families alike.

The accommodation briefly comprises an entrance porch, hallway, living room, kitchen diner, utility and ground floor WC for added convenience. To the first floor are two bedrooms, a dressing room and a well-appointed bathroom, this property is perfect for those seeking a comfortable and convenient home. One of the standout features of this property is the enclosed garden, providing a private outdoor space to relax and unwind. Additionally, the off-street parking ensures that you never have to worry about finding a spot for your vehicle after a long day.

Don't miss out on the opportunity to make this charming semi-detached house your new home. Book a viewing today and experience the warmth and comfort that this property has to offer.



### Entrance Porch 4'11 x 2'11 max

Tiled floor, obscure glazed windows to the side and front. Composite laminate door with obscure glazed panels into hallway.

### Hallway

Double glazed windows to the side. Radiator. Tiled floor. Stairs to the first floor. Understair cupboard.

### Living Room 11'4" x 12'9" max

Double glazed windows to the front. Picture rail. Wood laminate flooring. Radiator.

### Kitchen/diner 17'6" max x 9'11" max

Double glazed windows to the front.

Patio doors to the rear. Tiled flooring. A selection of base units with laminate work tops over. Stainless sink with drainer. Tiled splash backs. Integrated electric four ring hob and oven. Integrated dish washer. Integrated fridge. Larder cupboard. Double glazed door to the side giving access to:

### Utility/Ground Floor WC 14'0" max x 5'8" max

Entered from the kitchen. Composite laminate door giving access to the front of the property and a composite laminate door giving access to the rear. Utility area with combination boiler. Wall units and under work

surface with space and plumbing for washing machine. Tiled floor. Ground floor WC with WC and sink, double glazed obscure window and tiled floor.

### First Floor

#### Landing

Double glazed window to the side. Loft access via hatch. Two built-in cupboards.

#### Bedroom One 11' x 8'10"

Double glazed window to the rear. Radiator. Built-in wardrobe.

#### Bedroom Two with access to dressing room 7'10" x 11'3"

Double glazed window to the front.

Exposed wooden floor boards. Radiator. Door giving access to:

#### Dressing Room 9'10" x 6'3"

Double glazed obscure window to bedroom two. Built-in area with space for desk, with cupboards over.

#### Bathroom 6'1" x 5'6"

Double glazed obscure window to the rear. Tiled walls. Laminate flooring. WC. Sink. Bath with 'Triton' power shower over. Heated towel rail.

### Outside

#### Rear Garden

The rear garden has wooden fencing. Mainly wooden decked. Wooden



covered sitting area to the rear with wood burner and bar area. Outside tap.

### Front Garden

Concrete driveway. Concrete path. Pebble area leading to the side access door. Mature hedging.

### Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band - D

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative

review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions,



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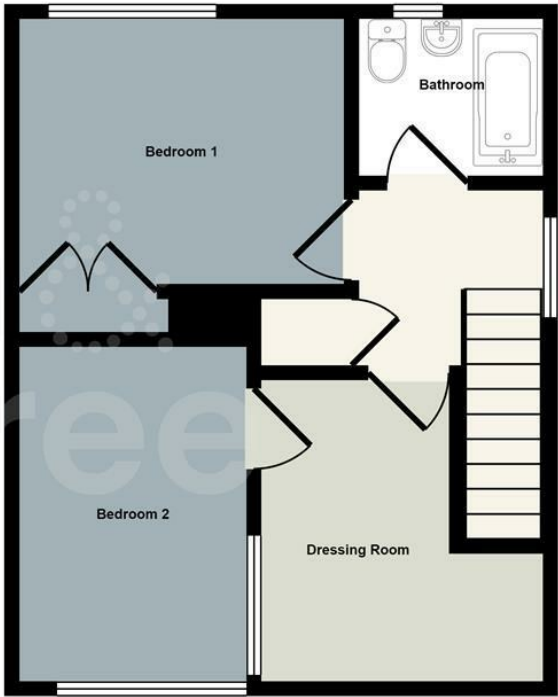




Approx Gross Internal Area  
80 sq m / 856 sq ft



Ground Floor  
Approx 44 sq m / 478 sq ft

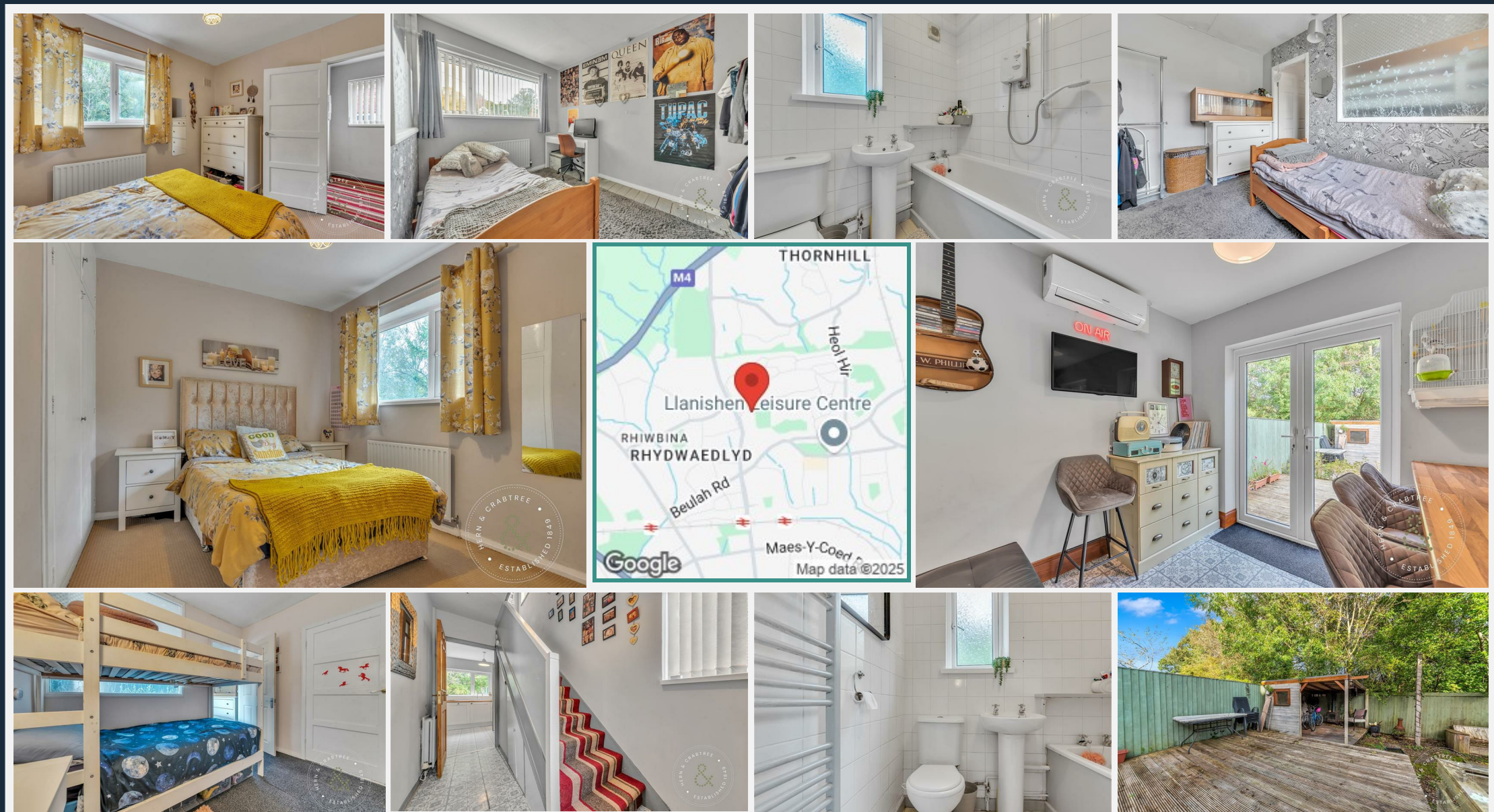


First Floor  
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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