



Penydarren Drive,
Whitchurch, Cardiff,
CF14 2TT



£399,950

4 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this spacious four bedroom semi detached family home, ideally positioned within the highly sought after village of Whitchurch. The property offers well proportioned and versatile accommodation arranged over two floors, that provides an excellent layout for modern family life. The ground floor features two separate reception rooms, a kitchen/diner with adjoining conservatory, separate utility room and ground floor WC. To the first floor are four bedrooms, including a particularly generous principal bedroom with its own en suite shower room, together with three good size bedrooms and a generous family bathroom. The property offers considerable flexibility for growing families, those working from home or buyers simply looking for a home with plenty of living and bedroom space. The combination of two reception rooms and the additional conservatory provides a choice of spaces for relaxing, entertaining and everyday family life. Externally, the property benefits from a new boiler, off road parking to the front and an enclosed, low maintenance secure rear garden.

Whitchurch is one of North Cardiff's most popular residential areas, offering a fantastic range of local shops, cafés, restaurants and everyday amenities, together with highly regarded schools and excellent transport links providing easy access into Cardiff and surrounding areas. To be sold with no onward chain.



ENTRANCE HALLWAY

Accessed via a double glazed front door, the entrance hallway features tiled flooring and provides access to the principal reception rooms and kitchen.

LOUNGE

15'7" x 13'5"

A spacious and comfortable principal reception room with double glazed window overlooking the front, wooden style laminate flooring and access through to the kitchen and second reception room.

DINING ROOM

19'5" x 9'6"

A particularly spacious second reception room with double glazed window to the front, stairs rising to the first floor and useful understairs storage. The room also provides access to the utility area.



Features

- SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME
- TWO GENEROUS RECEPTION ROOMS
- EXTENDED KITCHEN WITH CONSERVATORY
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- OFF ROAD PARKING TO THE FRONT
- HIGHLY SOUGHT AFTER WHITCHURCH LOCATION
- NO ONWARD CHAIN

KITCHEN

15'7" x 9'8"

Fitted with a range of wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated cooking facilities include a four ring electric hob, electric oven and extractor hood, with space for a fridge freezer and dishwasher. Laminate flooring and access to the conservatory.





CONSERVATORY

9'4" x 9'11"

A versatile additional reception space enjoying views and access to the rear garden via a double glazed door, with extensive double glazing providing plenty of natural light.

UTILITY ROOM

6'2" x 6'6"

A practical separate utility room with double glazed window, plumbing and space for a washing machine and UPVC glazed door providing direct access to the rear garden. Door to WC.

W.C.

3'1" x 6'6"

Fitted with a WC and wash hand basin, together with heated towel rail, extractor fan and tiled flooring.

FIRST FLOOR

LANDING

A particularly spacious landing with ample space for a dressing table and additional storage if desired. Doors to all rooms.

MASTER BEDROOM

19'5" x 9'6"

A generous principal bedroom with double glazed window overlooking the front and access to the en suite shower room.

EN-SUITE BATHROOM

9'6" x 6'5"

Fitted with bath and shower over, WC and wash hand basin, together with heated towel rail and double glazed window overlooking the rear.

BEDROOM TWO

11'1" x 9'4"

A well proportioned double bedroom with double glazed window overlooking the front.

BEDROOM THREE

9'7" x 6'9"

A further bedroom with double glazed window overlooking the rear garden.

BEDROOM FOUR

7'4" x 5'10"

A versatile fourth bedroom with double glazed window to the front, providing an ideal additional bedroom, home office or study.

SHOWER ROOM

8'5" x 4'5"

Fitted with a three piece suite comprising walk in shower, WC and wash hand basin, complemented by tiled walls and double glazed window overlooking the rear.



4 BEDROOMS



3 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING:

Information

- Postcode: CF14 2TT
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1390.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:

OUTSIDE**FRONT**

The front garden is laid predominantly to brick paving, providing valuable off road parking, potential for 3 cars and a low maintenance approach to the property. Access to rear garden via secured garden gate

REAR

The enclosed rear garden is predominantly laid to artificial turf, creating a low maintenance outdoor space ideal for seating, entertaining and everyday family use.

TENURE

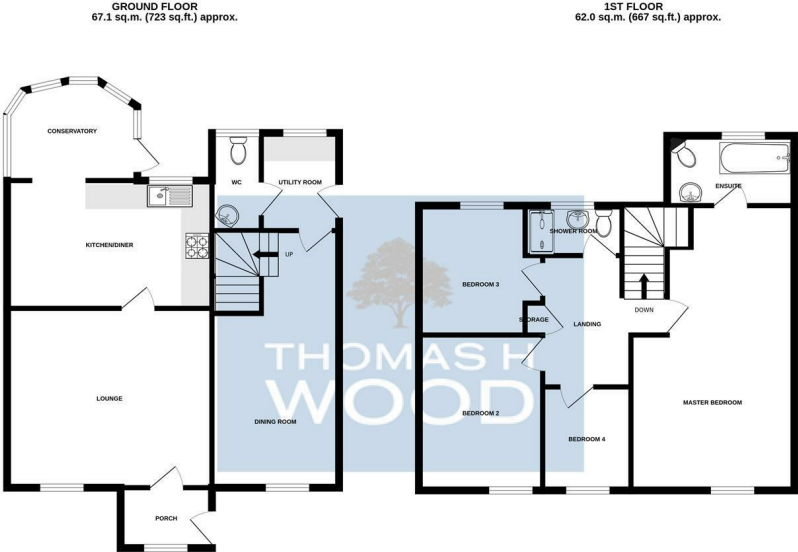
This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

Band E







TOTAL FLOOR AREA : 129.1 sq.m. (1390 sq.ft.) approx.

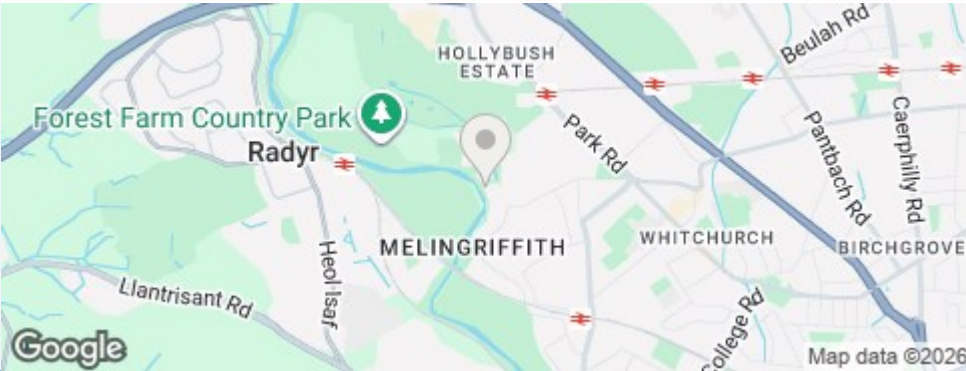
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

The property occupies an established and popular residential position within Whitchurch, making this an appealing opportunity for families seeking spacious accommodation within one of North Cardiff's most desirable villages.

Thomas H Wood



CONTACT
sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH
14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH
5 Station Road,
Radyr, Cardiff
CF15 8AA