

Asking Price
£380,000

Heol Penlan,
Whitchurch, Cardiff,
CF14 2BY

THOMAS H WOOD

3 Bedrooms
House - Semi-Detached

A traditional three bedroom semi-detached home situated in the popular suburb of Whitchurch, with a driveway to the side and a generous enclosed rear garden. The property offers bright accommodation with scope to update and personalise, making it an appealing choice for buyers looking to create a family home.
Features include a reception room with a fireplace and patio doors opening onto the garden, a fitted kitchen with wood-effect cabinetry, and a modern shower room with a large shower enclosure. Outside, the rear garden is predominantly laid to lawn with a paved seating area and side access.
Heol Penlan is conveniently situated for Whitchurch village, which offers a variety of independent shops, cafés, restaurants, public houses and everyday services. Nearby Forest Farm Nature Reserve, the Glamorgan Canal and the Taff Trail provide opportunities for walking, cycling and enjoying the outdoors.
Schools in the surrounding area include Whitchurch Primary School, Ysgol Gymraeg Melin Gruffydd and Whitchurch High School, with catchment areas and admissions subject to confirmation.



HALLWAY
Via UPVC door to hallway. UPVC window to side, stairs rising to the first floor and doors to all rooms. Useful under stair cupboard.

SITTING ROOM
12'10" x 9'4"
Overlooking the front aspect with papered walls and tiled ceiling with coving. Wall mounted gas fire and UPVC window and radiator panel.

LOUNGE
10'4" x 14'7"
Gas fire and alcove shelving. UPVC sliding doors to rear garden and radiators panel.

KITCHEN
7'0" x 11'5"
With a range of wall and base units with complimentary work surfaces over. Gas hob and electric oven under. Composite sink and drainer. Space for dishwasher, UPVC windows to side and rear. Opening to;



Features

- Traditional three bedroom semi-detached home
- Popular Whitchurch location
- Driveway to the side
- Generous enclosed rear garden
- Reception room with patio doors to the garden
- Fitted kitchen and modern shower room
- Scope to update and personalise
- Convenient for village amenities, schools and transport links

UTILITY
5'9" x 5'11"
With space and plumbing for washing machine and tumble dryer, with work surfaces over. Tiled splash back and shelving. UPVC window to the front and radiators panel.

CLOAKROOM
2'9" m x 6'1"
With tile effect laminate flooring, space for shoes and coats. UPVC door to garden.

WC
2'7" x 6'1"
With low level WC, wash hand basin and UPVC window. Tile effect laminate flooring.

LANDING
UPVC window to side aspect. Doors to all rooms.

BEDROOM ONE
11'7" x 11'4"
Overlooking the front aspect with carpeted floor. UPVC window and radiator panel.

BEDROOM TWO
10'5" x 11'4"
Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side. UPVC window and radiator panel.

BEDROOM THREE
8'9" x 7'10"
Overlooking the front aspect with carpeted floor, papered walls and textured ceiling. Loft hatch access. Fitted wardrobe with Worcester combination boiler. UPVC window and radiator panel.

SHOWER ROOM
7'1" x 8'0"
A modern three-piece suite with low level WC, pedestal wash hand basin and walk in shower with glazed sliding doors and electric shower. Ceramic tiled walls and linoleum floor. UPVC window to rear and chrome towel radiator.

OUTSIDE

FRONT
With a generous frontage and driveway. Block built perimeters and gate to rear. The side plot offers an opportunity for an extension, subject to planning approval.

REAR
A sizeable rear garden with patio and hardstand areas. Laid lawn with timber and block built perimeters. Shed to rear and gate to the front.

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

COUNCIL TAX
Band E



3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 991.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B















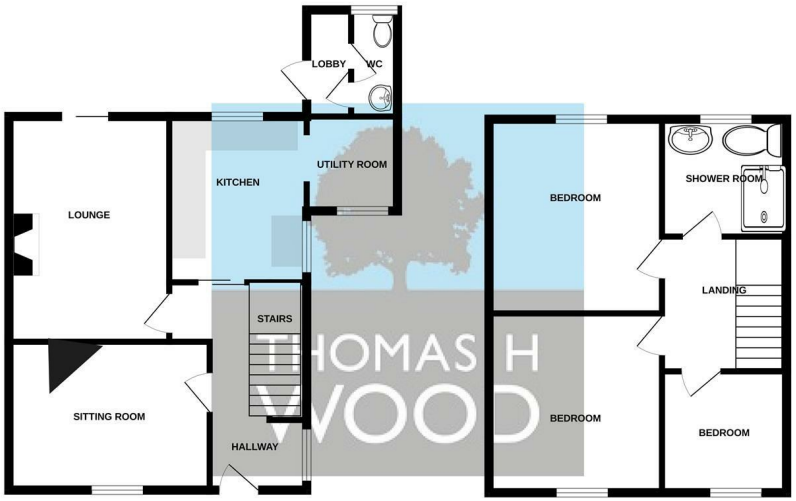

TOTAL FLOOR AREA : 92.1 sq.m. (991 sq.ft.) approx.

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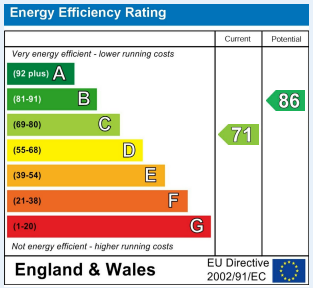
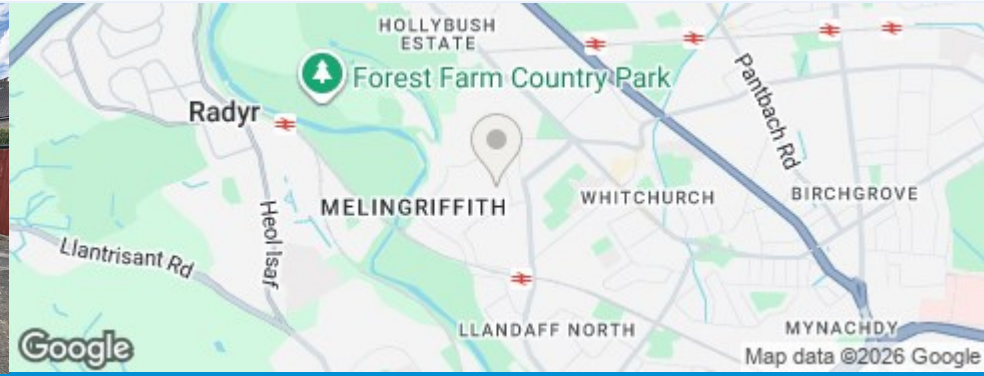
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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







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