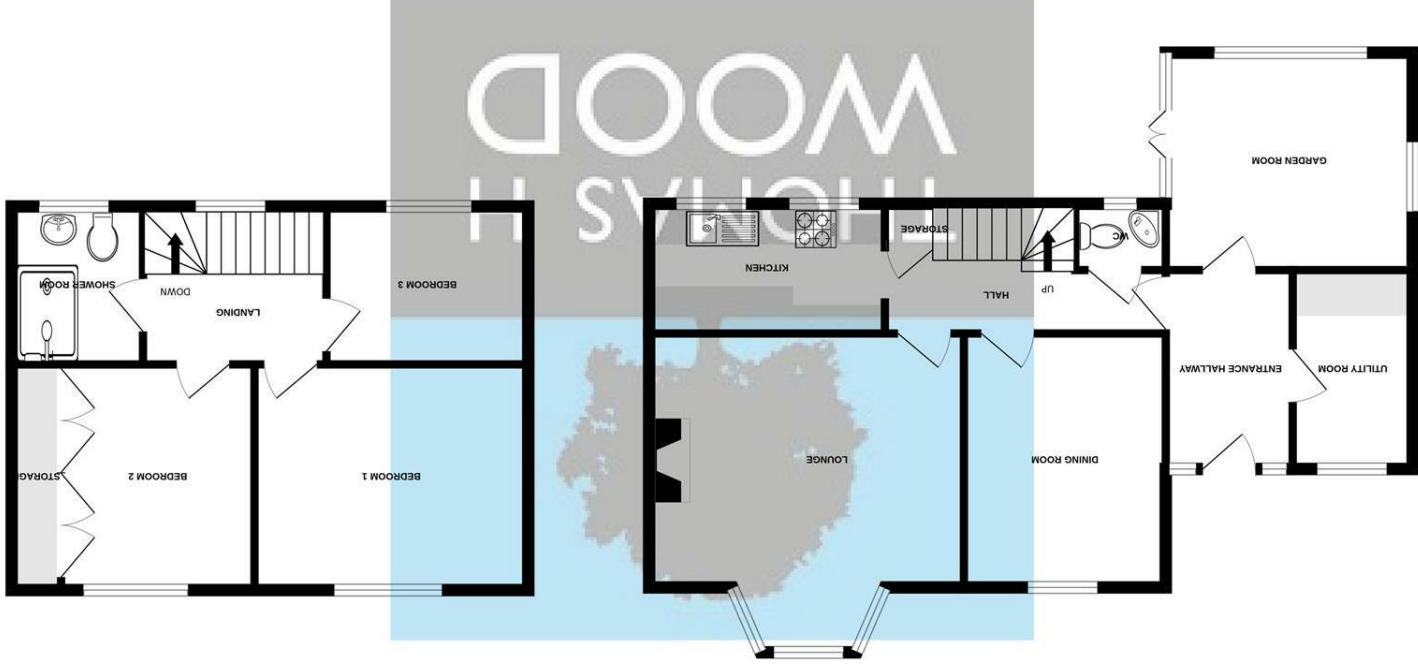


TOTAL FLOOR AREA : 105.3 sq.m. (1134 sq.ft.) approx.

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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GROUND FLOOR
63.9 sq.m. (688 sq.ft.) approx.

1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
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	

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11 Ty-Newydd,
Whitchurch, Cardiff
CF14 1NN

£425,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1134.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - C80

A well-maintained and extended three-bedroom semi-detached home, offering spacious living and excellent potential for further extension. Ideally located in a quiet residential street close to Whitchurch village, the property is within walking distance of highly regarded primary and secondary schools, as well as excellent public transport links and local amenities. Perfect for families seeking a comfortable home with scope to grow in a sought-after Cardiff location. The property briefly comprises an entrance hall, lounge, separate dining room, kitchen, garden room, utility room, and ground floor WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Outside benefits include a generous driveway and enclosed rear garden. To be sold with no onward chain.

ENTRANCE HALLWAY

1.83m x 2.81m (6'0" x 9'2")

A bright and spacious hallway with a front aspect UPVC door and window, tiled flooring, painted walls, and access to all ground floor rooms.

UTILITY ROOM

1.78m x 2.87m (5'10" x 9'4")

Practical utility space with ample room for laundry appliances and additional storage.

GARDEN ROOM

3.44m x 3.14m (11'3" x 10'3")

Wood-effect laminate flooring, UPVC windows, and fully glazed door leading to the rear patio and garden. Includes a vertical radiator.

W.C.

1.17m x 0.89m (3'10" x 2'11")

Compact cloakroom with WC and wash hand basin.

DINING ROOM

2.91m x 3.66m (9'6" x 12'0")

Front aspect room with space for a family dining table, LVT flooring, UPVC window, and radiator panel.

LOUNGE

4.55m x 5.21m (14'11" x 17'1")

Spacious front aspect reception room with a feature fireplace, UPVC bay window, neutral décor, and LVT flooring.

KITCHEN

3.41m x 1.88m (11'2" x 6'2")

Fitted with a range of base and wall units, integrated oven and induction hob with extractor over. Under-counter fridge and dishwasher. UPVC windows to the side, wood-effect flooring, and fully tiled walls.

LANDING

Accessed via a carpeted staircase. With UPVC window to the rear, doors to all rooms, and loft access.

BEDROOM ONE

3.98m x 3.27m (13'0" x 10'8")

Generous double bedroom with front aspect, carpeted flooring, painted walls, textured ceiling, UPVC window, and radiator panel.

BEDROOM TWO

3.50m x 3.63m (11'5" x 11'10")

Double bedroom with front aspect, carpeted flooring, painted and papered walls, smooth ceiling, fitted wardrobes, UPVC window, and radiator panel.

BEDROOM THREE

2.35m x 3.12m (7'8" x 10'2")

A spacious single bedroom with rear aspect, carpeted flooring, papered walls, textured ceiling, built-in cupboard, UPVC window, and radiator panel. Ideal as a nursery or home office.

BATHROOM

1.76m x 1.90m (5'9" x 6'2")

Modern three-piece suite comprising a walk-in shower, vanity wash hand basin, and WC. With tiled walls, wood-effect flooring, UPVC window to the rear, and chrome towel radiator.

OUTSIDE

FRONT

A generous frontage with ample off-road parking, well-maintained garden area.

REAR

The rear garden is fully enclosed and mainly laid to lawn, with a patio seating area and mature planted borders.

TENURE

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

COUNCIL TAX

Band E



3



2



3



C

