



Heol Coed Cae,
Whitchurch, Cardiff,
CF14 1HJ



Offers In The Region Of
£495,000

4 Bedrooms
House - Semi-Detached

A beautifully presented four bedroom semi detached home, set on along the ever popular Heol Coed Cae in Whitchurch. offering excellent parking, versatile living space and a superb loft converted principal bedroom with en suite. The property has been significantly improved by the current owners including a modern kitchen installed in 2025, replacement windows and doors in 2024 and new carpets throughout, creating a home ready for immediate occupation. With a traditional layout, contemporary finishes and additional flexible spaces including a garden room, this is an ideal long term family home. Within walking distance to Whitchurch village and the highly regarded primary and secondary and excellent public transport services. Viewings are highly recommended to appreciate this superb family home.

ENTRANCE HALLWAY

A welcoming entrance hallway creating an immediate sense of quality, featuring herringbone flooring, smooth walls and ceiling, providing access to the principal ground floor accommodation.

LOUNGE

11'5" x 15'5"

A spacious and comfortable reception room enjoying a front aspect, creating a bright and inviting space for everyday living, with wood block flooring, smooth walls and ceiling.

DINING ROOM

11'8" x 10'5"

A well defined dining space positioned to the front, ideal for family meals and entertaining, enhanced by herringbone flooring and a large window allowing excellent natural light, finished with smooth walls and ceiling.

Features

- Four Bedroom Semi Detached Home
- Loft Conversion Creating Principal Bedroom With En Suite
- Stylish Modern Kitchen Installed July 2025
- Replacement Windows And Doors 2024
- New Carpets And Herringbone Flooring
- Versatile Garden Room Ideal For Home Office Or Gym
- Off Road Parking For Multiple Vehicles And Garage
- Boundary Fence With 30 Year Guarantee
- Sought After Whitchurch Location





KITCHEN**18'6" x 12'1"**

A stylish and contemporary kitchen installed in July 2025, fitted with a range of modern wall and base units with quartz effect work surfaces and integrated appliances including Smeg induction hob, extractor, Zanussi oven and microwave, dishwasher and fridge freezer, finished with patterned tiled flooring, feature splashbacks and a smooth ceiling with inset spotlights, with additional storage housing washing machine and tumble dryer and a vertical radiator.

FIRST FLOOR**LANDING**

A central landing area providing access to all first floor rooms, finished with new carpet, smooth walls and ceiling, with side aspect window allowing natural light.

BEDROOM TWO**11'3" x 11'10"**

A well proportioned double bedroom enjoying a front aspect, offering ample space for furnishings, finished with new carpet, smooth walls and ceiling, with fitted wardrobes.

BEDROOM THREE**14'0" x 8'11"**

A generous double bedroom positioned to the rear overlooking the garden, finished with new carpet, smooth walls and ceiling.

BEDROOM FOUR**7'1" x 11'7"**

A versatile room with a front aspect, ideal as a child's bedroom, nursery or home office, finished with new carpet, smooth walls and ceiling.

BATHROOM**6'11" x 8'2"**

A well appointed family bathroom comprising bath with shower over, wash hand basin and WC, finished with tiled walls and flooring and a smooth ceiling, with window and storage cupboard.

SECOND FLOOR**PRINCIPAL BEDROOM****15'1" x 13'7"**

A superb loft converted bedroom creating a private top floor retreat, enhanced by Velux window allowing natural light, finished with new carpet, smooth walls and ceiling with characterful angles.

**4 BEDROOMS****2 BATHROOMS****2 RECEPTION ROOMS****ENERGY RATING: C****Information**

- Postcode: CF14 1HJ
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 0.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

EN SUITE SHOWER ROOM

5'0" x 6'0"

A modern en suite fitted with walk in shower, wash hand basin and WC, finished with tiled walls, contemporary fittings and Velux window providing natural light and ventilation.

OUTSIDE**FRONT**

A standout feature of the property with a large driveway providing off road parking for multiple vehicles, with access to the garage, replacement front door installed in 2024 and a smart, low maintenance finish.

REAR

A generous and enclosed rear garden offering excellent space for families and outdoor entertaining, comprising patio seating area with steps leading to lawn, enclosed by fencing with 30 year guarantee, with access to the garage and gated side access.

GARDEN ROOM

A highly versatile addition to the property, currently used as a multi purpose space and ideal for a home office, gym or studio, providing a valuable separation from the main house and enhancing the overall flexibility of the accommodation.

TENURE

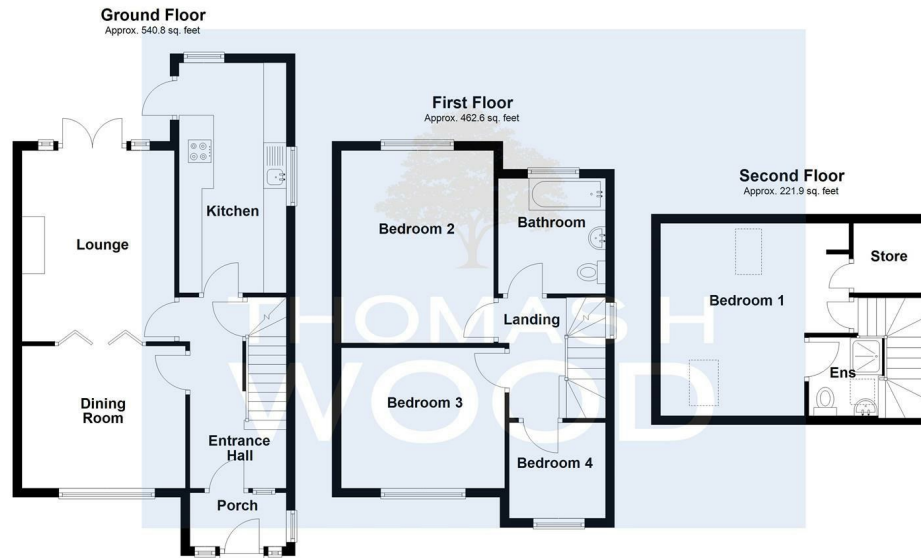
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F







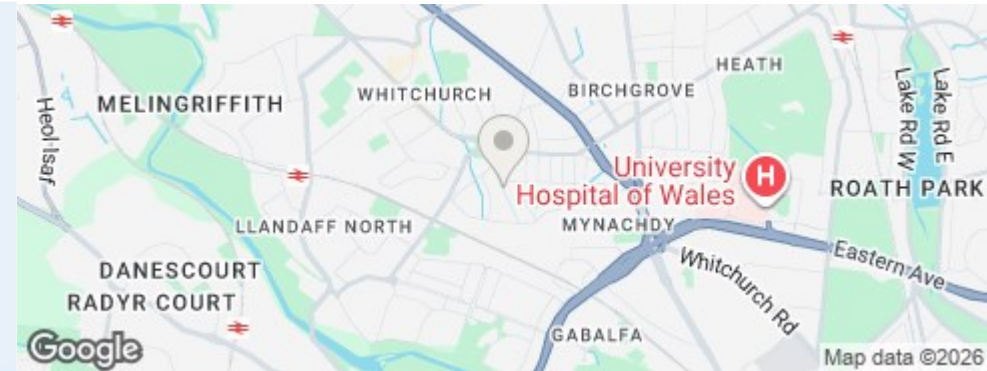
Total area: approx. 1225.3 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 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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