



Beatrice Road,
Whitchurch, Cardiff,
CF14 1DT



Asking Price
£300,000

3 Bedrooms
House - End Terrace

An excellent opportunity to acquire a three bedroom home in a popular and convenient location of Beatrice Road in Whitchurch. The property requires comprehensive refurbishment and modernisation throughout, but offers excellent potential for a purchaser prepared to take on a project and create a home entirely to their own taste and requirements. While the property is not currently considered suitable for occupation, the underlying accommodation provides an excellent foundation for a significant refurbishment. There are two well proportioned reception rooms, a generous kitchen, three bedrooms, a family bathroom and the useful addition of a ground floor WC. The property has been sensibly priced to reflect the level of work required and, in our opinion, represents an exciting opportunity for someone looking for a project with genuine potential to create a substantially improved home in a highly regarded residential area. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Situated within the popular Whitchurch area, the property is well placed for excellent local amenities, highly regarded schools and convenient transport links into Cardiff and surrounding areas. Close to the excellent public transport links, highly regarded schools and the excellent local amenities. This is very much a property for someone looking beyond its current presentation and recognising the potential within. With the right vision and investment, there is an opportunity to create a fantastic home in an excellent location.



GROUND FLOOR

ENTRANCE HALL

A traditional entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor.

LOUNGE

12'3" x 12'11"

A generously proportioned reception room positioned to the front of the property, providing an excellent footprint for a comfortable and contemporary living space once refurbished.

DINING ROOM

10'11" x 11'3"

A well proportioned second reception room offering ample space for a family dining table and additional furniture, with excellent potential to become a sociable and versatile part of the home.



Features

- Excellent three bedroom end of link refurbishment opportunity
- Requiring comprehensive modernisation throughout
- Excellent potential to create a wonderful family home
- Spacious lounge and separate dining room
- Generous kitchen with scope for reconfiguration
- Three bedrooms and first floor bathroom
- Ground floor WC
- Sensibly priced to reflect the level of work required

KITCHEN

8'3" x 15'9"

A generous kitchen extending across the rear of the property, offering considerable scope for redesign and the installation of a modern kitchen tailored to the requirements of the next owner.

W.C.

5'2" x 2'8"

A useful ground floor cloakroom which forms part of the existing accommodation and provides further scope for updating.



FIRST FLOOR

LANDING

Providing access to all three bedrooms and the family bathroom.

BEDROOM ONE

11'6" x 10'9"

A spacious principal bedroom offering generous proportions and ample space for a double bed, bedroom furniture and storage.

BEDROOM TWO

11'4" x 10'9"

A further well proportioned double bedroom providing excellent space and flexibility for future family accommodation.

BEDROOM THREE

6'0" x 7'6"

A useful third bedroom which could provide an ideal child's bedroom, nursery, home office or dressing room once refurbished.

BATHROOM

6'1" x 5'11"

A well proportioned family bathroom serving all three bedrooms and providing further scope for a complete modernisation.

OUTSIDE

FRONT

A front garden providing an attractive approach to the property, with considerable scope for landscaping, and improvement as part of the overall refurbishment.

REAR

A rear garden providing useful outside space and excellent potential to create an attractive and manageable garden suited to modern family living.

TENURE

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

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 739.00 sq ft
- Current EPC Rating: E
- Potential EPC Rating: C



3 BEDROOMS



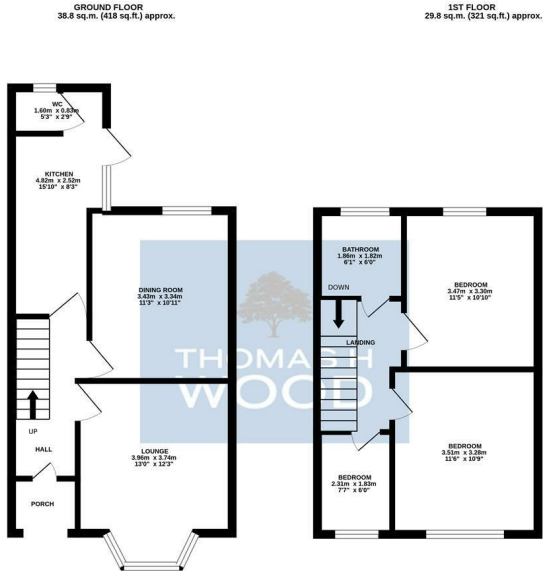
2 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING: E

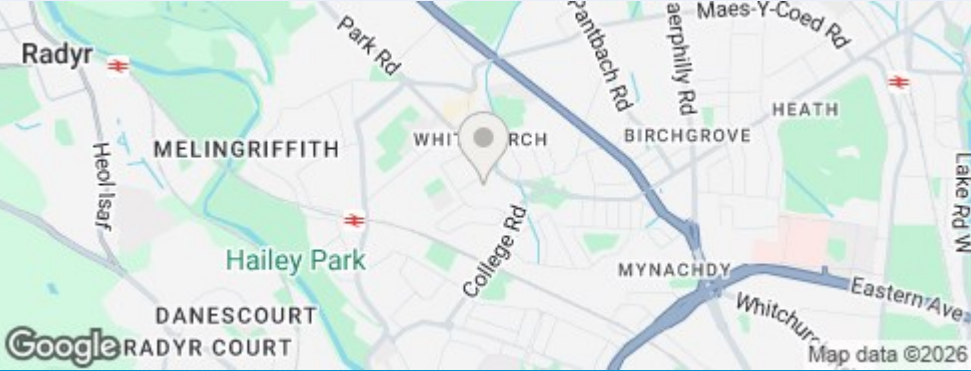
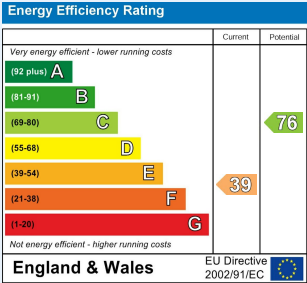


TOTAL FLOOR AREA: 68.7 sq.m. (739 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floor area measurements, the measurements are approximate and should not be relied upon for any purpose. The purchaser, vendor and estate agent shall not be responsible for any error or omission in this statement. This plan is for guidance purposes only and should not be used as such for any purpose. The purchaser, vendor and estate agent shall not be responsible for any error or omission in this statement. The purchaser, vendor and estate agent shall not be responsible for any error or omission in this statement. The purchaser, vendor and estate agent shall not be responsible for any error or omission in this statement.



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



CONTACT

sales@thomashwood.com
[02920 626 252](tel:02920626252)
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA