



**College Road, Whitchurch Cardiff CF14 2NU**

***welcome to***

**College Road, Whitchurch Cardiff**

Beautifully renovated bay fronted mid-terrace home, ideally located in Whitchurch close to the village. This chain-free property is a fantastic choice for first-time buyers, families, and professionals seeking a modernised home in one of the area's most popular locations.



### Entrance Porch

Original quarry tile flooring

### Entrance Hall

Herringbone style floor, oak door to lounge, stairs to first floor

### Lounge Diner

25' 8" max x 11' 2" max ( 7.82m max x 3.40m max )  
Double glazed bay window to front, two radiators, gas meter in cupboard, Herringbone style floor, double glazed glass door to rear

### Kitchen

10' x 8' 8" ( 3.05m x 2.64m )  
Wall and base units, one and half sink with drainer, storage cupboard, electric hob, and oven, doubled glazed window to side, ceramic tile flooring, access to utility area, vertical radiator

### Utility

5' 9" x 4' ( 1.75m x 1.22m )  
Plumbing for white goods, fitted units

### Bathroom

8' x 4' 2" ( 2.44m x 1.27m )  
Panelled bath with glass screen and shower over, wash basin and vanity, low level w/c, heated towel rail, obscure doubled glazed window to side, ceramic flooring

### Landing

Access to loft

### Bedroom One

14' 8" max x 10' 8" max ( 4.47m max x 3.25m max )  
Two double glazed windows to the front, two radiators

### Bedroom Two

11' 3" max x 9' 3" max ( 3.43m max x 2.82m max )  
Double glazed window to rear, radiator

### Bedroom Three

10' 9" max x 8' 7" max ( 3.28m max x 2.62m max )  
Double glazed window to side, radiator

### Front Garden

Enclosed forecourt, quarry tiled path, flower bed.

### Rear Garden

Enclosed with wall and fencing, paved patio, laid to lawn, shrubs path to rear gate and garage with lane access .

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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## **College Road, Whitchurch Cardiff**

- Fully renovated in Whitchurch NO CHAIN!
- Bay fronted home mid terrace three double bedrooms
- Generous light and airy living room & diner
- Modern fitted kitchen with utility area
- Ground floor bathroom

Tenure: Freehold EPC Rating: G

Council Tax Band: E

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109655 - 0008

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