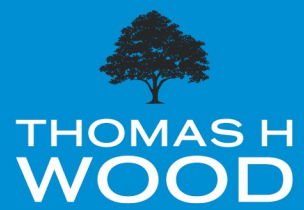




St. Johns Crescent,
Whitchurch, Cardiff,
CF14 7AG



£625,000

3 Bedrooms
House - Semi-Detached

A much-loved and well maintained three bedroom semi-detached family home, set within this highly sought after location in the heart of Whitchurch, having been in the same family for over 30 years. Over time, the property has been thoughtfully adapted to suit modern family living, including a kitchen extension to the rear, the addition of a ground floor WC, and a loft conversion which now provides valuable additional space. The home offers excellent potential for further enhancement, whilst already providing spacious and flexible accommodation ideal for growing families. Positioned within easy reach of Whitchurch village, the property benefits from excellent local amenities, highly regarded schooling and excellent public transport links, making it an ideal long-term family home.



ENTRANCE HALLWAY

7'10" x 15'9"

Welcoming entrance hallway setting the tone for the property, with access to the principal reception rooms and staircase to the first floor, finished with wood block flooring, smooth plastered walls and ceiling.

LOUNGE

12'3" x 14'5"

A comfortable and well proportioned front aspect reception room, featuring wood block flooring, plastered walls and ceiling, creating a warm and inviting living space.

SITTING/DINING ROOM

12'3" x 17'7"

Versatile reception space overlooking the rear garden, ideal for family dining or entertaining, with wood block flooring and access through to the kitchen.

KITCHEN/DINER

19'7" x 12'3"

An extended kitchen forming the heart of the home, offering excellent space for cooking and informal dining, with a pleasant rear aspect over the garden. With a range of fitted units and contrasting work surfaces over.

UTILITY ROOM

4'5" x 7'8"

Space and plumbing for washing machine, fridge freezer and wall mounted Baxi combination boiler

Features

- Three Bedroom Semi-Detached Home With Loft Room
- Long-Term Ownership Of Over 30 Years
- Extended Kitchen Opening Into The Rear Garden
- Converted Loft Room Offering Additional Versatile Space
- Ground Floor WC Added
- Double Garage And Driveway Parking
- Additional On-Street Parking Available
- Generous Rear Garden
- Sought After Location In The Heart Of Whitchurch

GROUND FLOOR W.C.

4'3" x 2'7"

Conveniently added to suit modern living, fitted with WC and wash hand basin.

STUDY

7'11" x 10'8"

Previously used as a bedroom, but would work well as an office or further reception room. With carpeted floors painted walls with picture rail, smooth ceiling, UPVC window to side. Fitted and plumbed wash hand basin and radiator with TRV.

FIRST FLOOR

LANDING

Providing access to all first floor rooms, with carpet flooring and loft access.



BEDROOM ONE

10'11" x 14'4"

A generous double bedroom to the front aspect, with carpet flooring, plastered walls and ceiling.

BEDROOM TWO

12'3" x 11'1"

A well sized double bedroom enjoying a rear aspect over the garden, with carpet flooring and neutral décor.

BEDROOM THREE

7'11" x 7'11"

A single bedroom ideal as a child's room, nursery or home office, with front aspect, carpet flooring and smooth plastered finish.

BATHROOM

7'10" x 7'0"

Fitted with a suite comprising bath, separate shower WC and wash hand basin, finished with tiled walls.

W.C.

5'3" x 2'9"

WC adjacent to the bathroom. With low level WC and side window.

LOFT ROOM

13'2" x 12'6"

A converted loft space providing excellent additional versatility, ideal as a home office, hobby room or occasional bedroom, with sloping ceilings, carpet flooring and roof light windows allowing for natural light.

OUTSIDE

FRONT

Driveway providing off-road parking, leading to an extended garage, with additional on-street parking available.

REAR

A generous and private rear garden, offering excellent space for outdoor entertaining and family use. Paved patio area, laid lawn and a selection of mature shrubs, plants and trees.

EXTENDED GARAGE

A significant benefit to the property, providing secure parking or additional storage.

TENURE

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

COUNCIL TAX

Band G

Information

- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1615.90 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



3 BEDROOMS



2 BATHROOMS



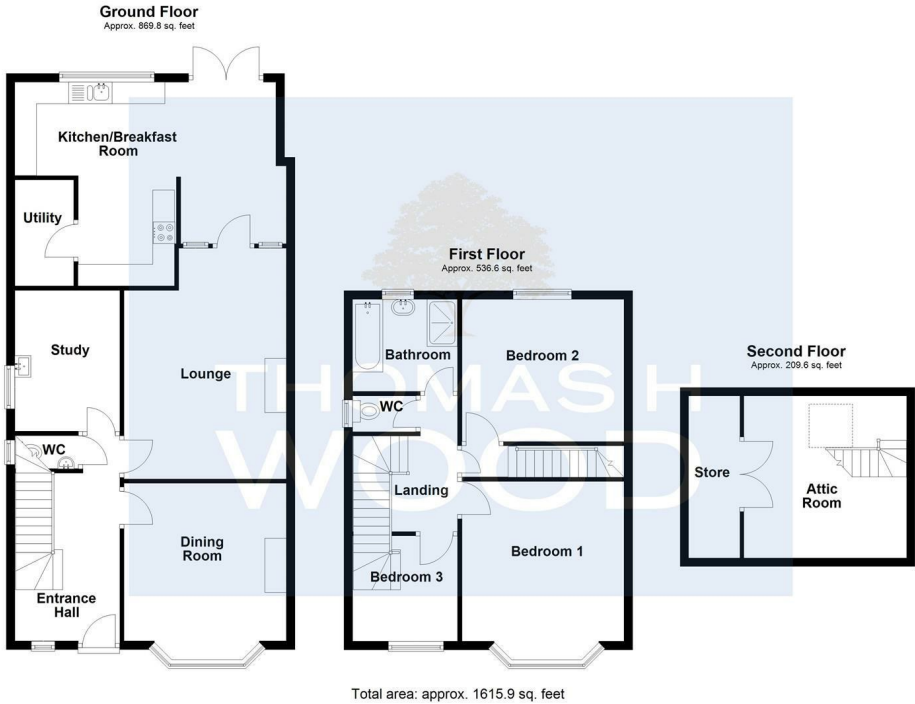
3 RECEPTION ROOMS



ENERGY RATING: C







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

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		



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