

Old Church Road,
Whitchurch, Cardiff,
CF14 1AD

THOMAS H WOOD

£275,000

3 Bedrooms
House - Terraced

An exciting opportunity to acquire a three bedroom mid terrace property in a highly convenient central village location on Old Church Road, Whitchurch. Requiring full refurbishment throughout, the property offers excellent potential for buyers looking to undertake a renovation project and create a home tailored to their own tastes and requirements. The ground floor comprises an open plan lounge and dining room, a generous kitchen, and a ground floor shower room with a separate WC. To the first floor are three double bedrooms, providing well proportioned accommodation with plenty of scope for improvement. Externally, the property benefits from an enclosed rear garden, offering further potential to create an attractive outdoor space. Ideally positioned close to the heart of Whitchurch village, the property is conveniently located for local shops, cafes, restaurants and everyday amenities, as well as the excellent transport links and well regarded local schools. This is a fantastic opportunity for investors, or owner occupiers seeking a property with significant potential in a popular Cardiff location. To be sold with no onward chain.



HALLWAY
Via UPVC front door to hallway. Stairs rising to the first floor and door to the ground floor accommodation.

GROUND FLOOR

LOUNGE/DINING ROOM
11'9" x 24'10" into bay
An open plan reception space offering flexibility for both living and dining, with excellent potential to refurbish and personalise.

KITCHEN
10'7" x 10'6"
A generous kitchen with scope for complete modernisation and the creation of a practical, contemporary space.

SHOWER ROOM
6'11" x 8'5"
A spacious ground floor shower room with the opportunity to create a utility room within the space.

SEPARATE W.C.
3'0" x 5'3"
A useful separate WC and knock through potential to the shower room.

FIRST FLOOR

LANDING
Via carpeted staircase to the landing. Doors to all rooms and access to the loft space.

BEDROOM ONE
15'2" x 9'5"
A generous double bedroom overlooking the front aspect of the property. Ample space for bedroom furniture and the opportunity to create a lovely master bedroom.



Features

- Three bedroom mid terrace property
- Excellent central Whitchurch village location
- Full refurbishment required
- Fantastic potential to create a superb home
- Open plan lounge and dining room
- Generous kitchen with scope for improvement
- Ground floor shower room and separate WC
- Enclosed rear garden

BEDROOM TWO
8'7" x 12'5"
A further double bedroom. An excellent size second bedroom.

BEDROOM THREE
10'11" x 11'8"
A third double bedroom, completing the first floor accommodation.

OUTSIDE

FRONT
A mid terrace property occupying a convenient position within this established residential street. Mature front garden and pathway to the front door.

REAR
An enclosed rear garden offering potential for landscaping and improvement to create an attractive outdoor space.

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

COUNCIL TAX
Band E

DISCLAIMER
Whilst Thomas H Wood endeavours to ensure that these particulars are accurate and reliable, they are prepared in good faith for guidance only and do not form part of any offer or contract. All measurements, floor areas and floorplans are approximate, and photographs are provided for illustrative purposes. Information relating to tenure, lease arrangements, service charges, boundaries and planning permissions should be independently verified. We have not tested any services, heating systems, equipment or appliances. Prospective purchasers are advised to satisfy themselves as to the property's condition and obtain independent legal and survey advice prior to exchange of contracts. Neither Thomas H Wood nor its employees or representatives are authorised to give any warranty or guarantee on behalf of the vendor in relation to the property and accepts no liability for inaccuracies or related decisions that may result in financial loss, we recommend you seek advice from your legal conveyancer to ensure accuracy.

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In accordance with the Money Laundering Regulations 2017, Thomas H Wood is legally required to undertake Anti-Money Laundering (AML) and identity verification checks on all purchasers. An AML administration fee of £36 inclusive of VAT (£30 + VAT) per purchaser is payable following acceptance of an offer, subject to contract. This fee covers the administration and verification costs associated with the required checks and is non-refundable once the checks have been completed, subject to statutory consumer rights. The required checks must be satisfactorily completed before a memorandum of sale can be issued. These checks are separate from those undertaken by your solicitor or mortgage lender.



3 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1035.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C





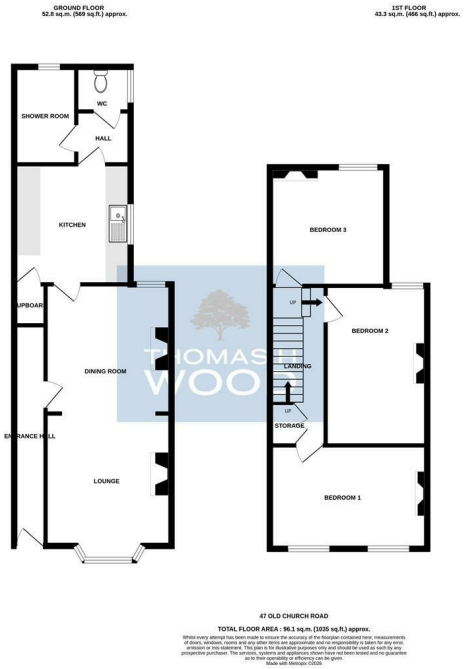






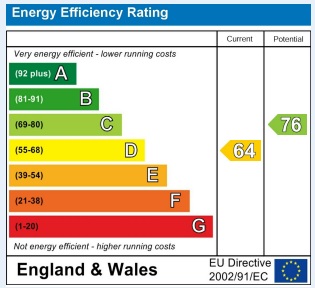




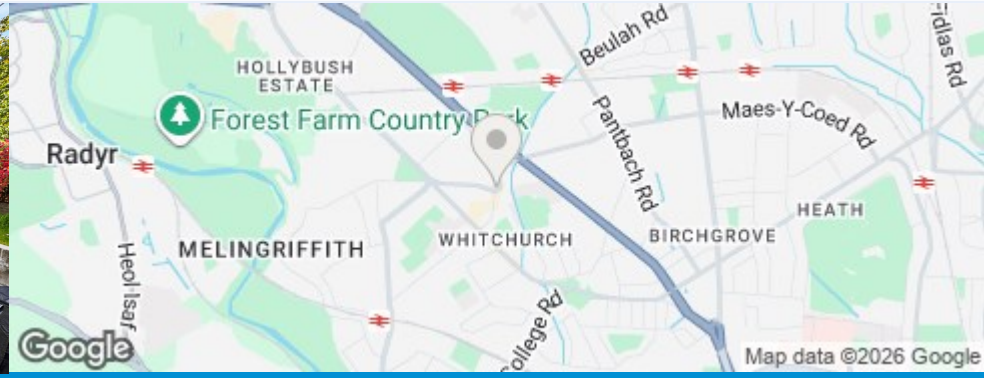




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







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