Asking Price
£350,000

Park Avenue,
Whitchurch, Cardiff,
CF14 7AL

THOMAS H
WOOD

3 Bedrooms
House - Semi-Detached

An immaculately presented three bedroom semi detached family home occupying a highly sought after position on Park Avenue in the heart of Whitchurch. The property has been well maintained and retains its original layout, providing well proportioned accommodation with excellent scope for a new owner to modernise or adapt the home to their own requirements over time.

The accommodation comprises an entrance hall, separate lounge and dining room, kitchen, three bedrooms and a family bathroom. The two principal bedrooms are particularly well proportioned, while the third bedroom provides useful additional accommodation.

Externally, the property enjoys gardens to the front and rear, with the rear garden offering a private outdoor space with scope for further landscaping and enhancement.

Located within this popular residential area of Whitchurch, the property is ideally positioned for access to the village centre, local shops, cafes and amenities, together with highly regarded schools and excellent transport links. Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

The property is offered for sale with no onward chain, making this an appealing opportunity for both first time buyers and those looking for a well presented

ENTRANCE HALL
Accessed via the front door, with doors leading to the principal rooms and stairs rising to the first floor.

LOUNGE
12'0" x 11'7"
A well proportioned reception room enjoying a pleasant outlook to the front, with space for a range of living furniture and benefiting from good natural light.

DINING ROOM
12'0" x 11'11"
A generous second reception room overlooking the rear garden, providing excellent space for formal dining and family entertaining.

KITCHEN
5'9" x 8'10"
Fitted with a range of wall and base units with work surfaces over, together with space for the usual kitchen appliances and access to the rear garden.

FIRST FLOOR

Features

- Immaculately Presented Three Bedroom Semi Detached Home
- Highly Sought After Park Avenue Location in Whitchurch
- Retaining Its Original and Well Proportioned Layout
- Two Generous Reception Rooms
- Three Bedrooms Including Two Excellent Double Bedroom
- Attractive Front Garden and Private Rear Garden
- Excellent Potential for Future Improvement or Extension, Subject to the Necessary Consents
- Offered for Sale With No Onward Chain

LANDING
Providing access to all three bedrooms and the family bathroom, with loft access.

BEDROOM ONE
11'10" x 10'2"
A generous principal bedroom with a pleasant outlook and ample space for a range of bedroom furniture. Fitted wardrobes.

BEDROOM TWO
11'1" x 11'10"
A second excellent double bedroom with good natural light and space for a range of bedroom furniture. Fitted wardrobes.

BEDROOM THREE
5'11" x 8'2"
A useful third bedroom which would also make an ideal home office, nursery or dressing room.

BATHROOM
5'10" x 6'11"
A well proportioned family bathroom fitted with a suite comprising bath, wash hand basin and WC, with tiled surrounds and natural ventilation.

OUTSIDE

FRONT
The property is approached via a front garden which provides an attractive setting and pedestrian access to the front entrance. Driveway leading to the rear garden and garage.

REAR
The rear garden provides a private outdoor space with a combination of lawn and established planting, offering excellent scope for further landscaping and creating an attractive area for outdoor entertaining and family use. A single garage and potting shed complete the outside space.

TENURE
We understand the property is Freehold, although this should be verified by the purchaser's solicitor.

COUNCIL TAX
Band F

3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

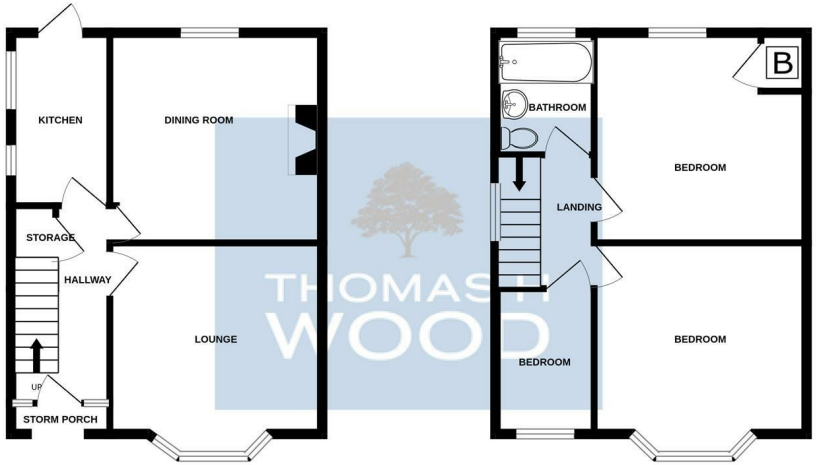
ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 812.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

GROUND FLOOR
37.4 sq.m. (402 sq.ft.) approx.

1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 75.4 sq.m. (812 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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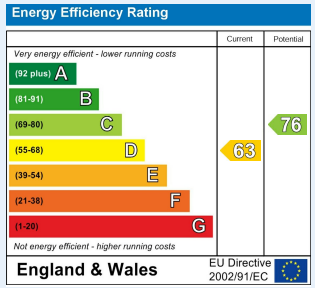
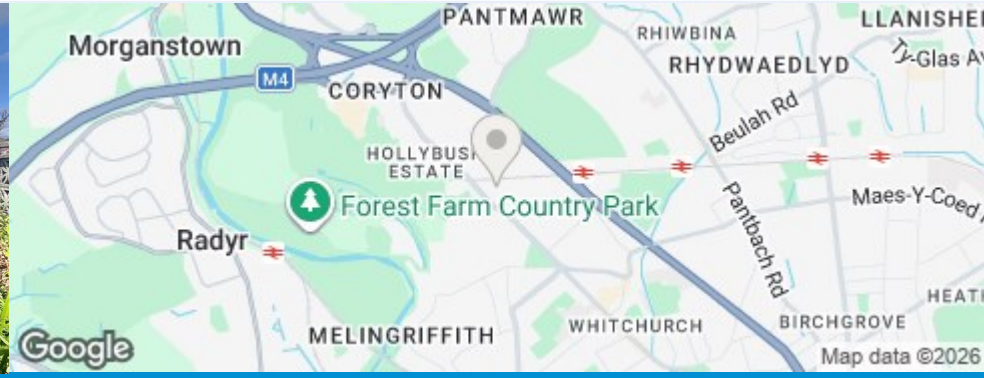
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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