Whitworth Square,
Whitchurch, Cardiff,
CF14 7DP

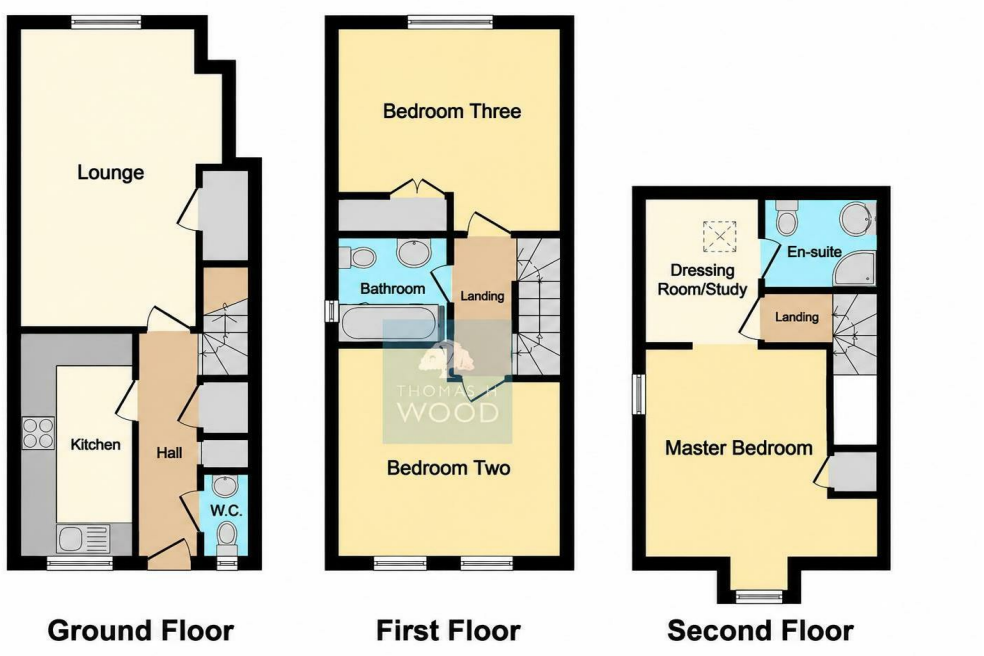
THOMAS H WOOD

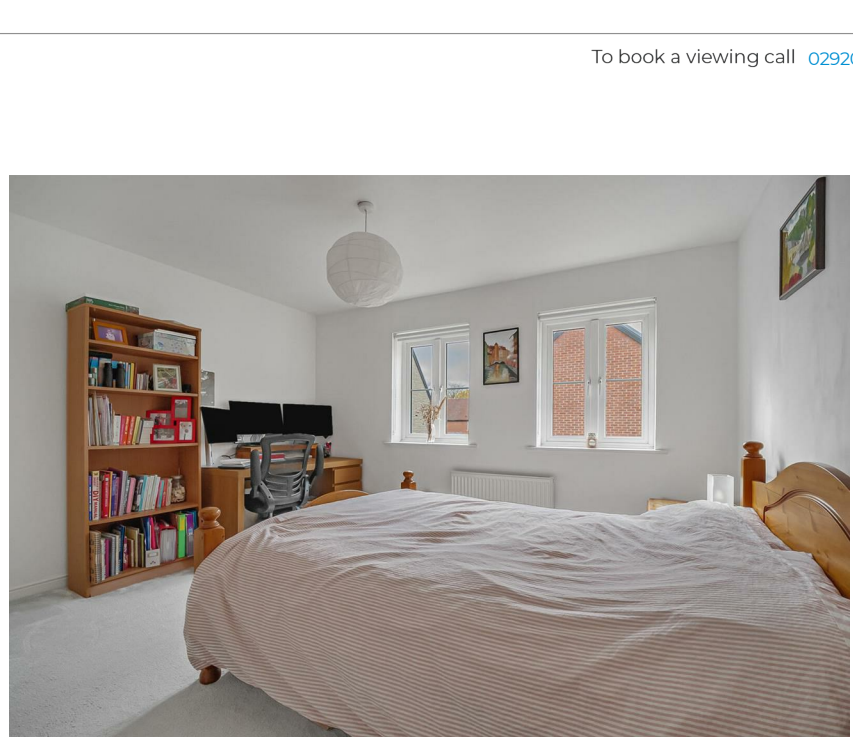
Asking Price
£350,000



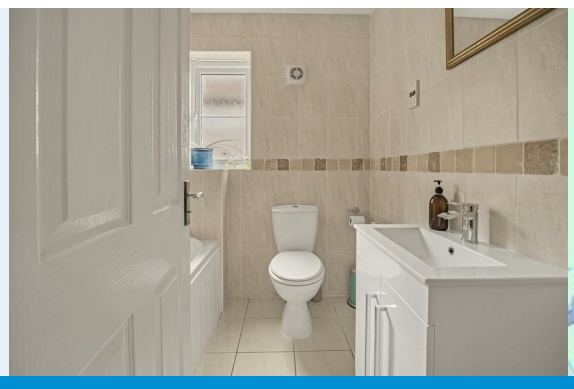
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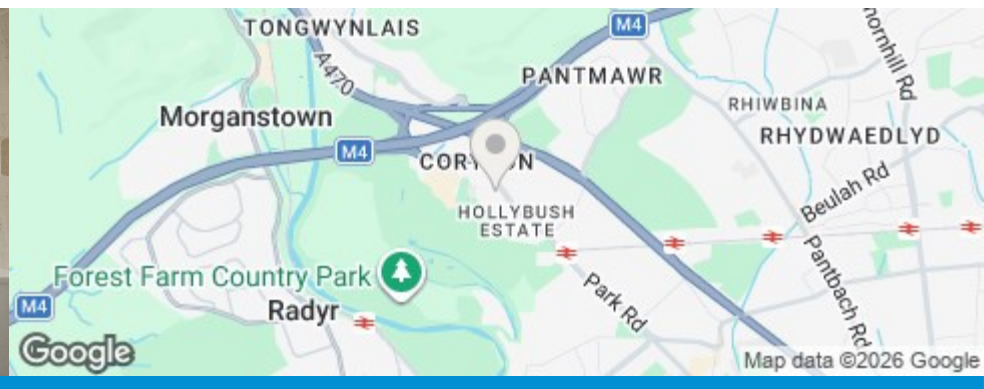
To book a viewing call 02920 626252





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.





THOMAS H WOOD

CONTACT

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WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

Situated within a quiet cul de sac, away from passing traffic, this well presented three bedroom end of terrace townhouse offers spacious and versatile accommodation arranged over three floors. Built by Bellway Homes in 2008, the property provides a modern and practical layout ideally suited to families, professionals or those requiring additional space to work from home.
The accommodation briefly comprises an entrance hallway, downstairs cloakroom, modern fitted kitchen and a spacious living and dining room with French doors opening onto the rear garden. The first floor offers two generous bedrooms and a family bathroom, whilst the second floor is dedicated to an impressive master bedroom with en suite shower room and an additional versatile area, ideal for use as a home office, dressing area or study.
Further benefits include gas central heating, double glazing, off street parking for two vehicles, an electric car charging point and an enclosed rear garden.



ENTRANCE HALL
Entered via a stylish composite front door, the entrance hall provides access to the kitchen, downstairs cloakroom and useful storage cupboard. Amtico flooring, radiator and staircase leading to the first floor.

W.C.
2'9" x 6'5"
Fitted with a low level WC and wash hand basin. Part tiled walls and complementary tiled flooring.

KITCHEN
14'2" x 6'5" max
Fitted with a range of modern grey gloss wall and base units with complementary grey work surfaces incorporating a stainless steel sink and drainer. Integrated gas hob and oven, dishwasher, cupboard housing the boiler and space for a fridge freezer. Further features include spot lighting, feature under cabinet lighting and a UPVC double glazed window to the front.

LIVING ROOM
22'2" x 12'7" max
A spacious and versatile reception room providing ample space for both lounge and dining furniture. French doors open directly onto the rear garden, with an additional window to the side. Further features include useful storage cupboards, radiators, laminate flooring and a gas fire.

FIRST FLOOR
LANDING
Providing access to bedrooms two and three, the family bathroom and staircase leading to the second floor.

BEDROOM TWO
13'1" x 12'11"x max
A generous double bedroom featuring two double glazed windows to the front aspect, radiator and ample space for wardrobes.



Features

- THREE BEDROOM END OF TERRACE TOWNHOUSE
- THREE STOREY ACCOMMODATION
- BUILT BY BELLWAY HOMES IN 2008
- QUIET CUL DE SAC LOCATION
- MODERN FITTED KITCHEN
- SPACIOUS LIVING AND DINING ROOM WITH GARDEN ACCESS
- MASTER BEDROOM WITH EN SUITE AND ADDITIONAL SUITE AND ADDITIONAL STUDY AREA

BEDROOM THREE
12'11" x 10'4" max
A further spacious bedroom with double glazed window overlooking the rear, radiator, electrical points and mirrored fitted wardrobes.

BATHROOM
6'3" x 6'2"
Fitted with a modern white suite comprising WC, wash hand basin set within a vanity unit with storage beneath and panelled bath with shower over and fitted screen. Fully tiled walls and flooring, radiator and obscure double glazed window to the side.

SECOND FLOOR

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MASTER BEDROOM
15'7" x 12'9" max
An impressive master bedroom occupying the entire second floor, featuring an apex double glazed window to the front and an additional obscure double glazed window to the side. The room benefits from useful storage recesses, radiators and access to an additional versatile area, ideal for use as a home office, dressing area or study.

EN-SUITE
6'4" x 5'3"
Fitted with a white suite comprising WC, wash hand basin set within a vanity unit and corner shower enclosure. Part tiled walls and complementary tiled flooring, together with a Velux window.

OUTSIDE

FRONT
Off street parking for two vehicles, together with an electric car charging point. Side access leading to the rear garden.

REAR
A good sized enclosed rear garden accessed directly from the living room via French doors, providing an ideal space for outdoor entertaining and family enjoyment.

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.

Anti-Money Laundering
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.

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 0.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B









3 BEDROOMS

2 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C