

Heol Penlan,
Whitchurch, Cardiff,
CF14 2BY

THOMAS H WOOD

Asking Price
£399,950

4 Bedrooms
House - Semi-Detached

****VIEWINGS TO COMMENCE SATURDAY 21ST NOVEMBER 2026*****

An extended three bedroom semi-detached home offering versatile ground floor accommodation, ample driveway parking and a generous south-facing rear garden.
The single storey side extension provides an additional family room and a kitchen to the rear, allowing the original kitchen and rear reception room to be combined into a spacious living room. Featuring a wood-burning stove and sliding patio doors onto the garden, this generous space is complemented by a separate dining room and ground floor shower room. Three bedrooms and a family bathroom occupy the first floor.
The property provides convenient access to Whitchurch village, with its independent shops, cafés, restaurants and local services. Nearby schools include Whitchurch Primary, Ysgol Gymraeg Melin Gruffydd and Whitchurch High School, subject to catchment areas and admissions. Local bus links and Llandaf railway station provide connections to Cardiff city centre, while Forest Farm Nature Reserve, the Glamorganshire Canal and the Taff Trail offer opportunities for walking and cycling.



GROUND FLOOR

HALLWAY
Entered via a half-glazed UPVC door. Wood flooring, radiator and stairs to the first floor. Access to the dining room and living room.

LIVING ROOM
19'1 x 15'8
A generous living space overlooking the rear garden, featuring a wood-burning stove with timber mantel and slate hearth. UPVC double-glazed sliding patio doors and a UPVC double-glazed window to the rear. Access to the kitchen, ground floor shower room and family room.

DINING ROOM
13'3 x 9'7
UPVC double-glazed window to the front.

KITCHEN
8'7 x 9'5
Fitted with wall and base units, timber-effect worktops and a black one-and-a-half bowl sink and drainer with black mixer tap. Inset electric hob with tiled splashback, built-in electric oven and space with plumbing for a washing machine. Timber flooring, UPVC double-glazed window to the rear and a UPVC double-glazed door to the side opening onto the rear garden.



Features

- Extended three bedroom semi-detached home
- Generous living room with wood-burning stove
- Separate dining room and additional family room
- Fitted kitchen with access to the rear garden
- Ground floor shower room and first floor bathroom
- Generous South Facing rear garden
- Ample driveway parking
- Convenient for village amenities, schools and transport links

SHOWER ROOM
5'2 x 4'10
White suite comprising a low-level WC, shower enclosure with chrome mixer shower, and vanity unit with wash hand basin and chrome mixer tap. Tiled walls to the shower area, tiled floor and an obscure UPVC double-glazed window to the front.

FAMILY ROOM
8'7 x 14'0
Obscure-glazed UPVC door and window to the front. Timber flooring and radiator.

FIRST FLOOR

LANDING
UPVC double-glazed window to the side, doors to three bedrooms and the family bathroom.

BEDROOM ONE
12'0 x 12'9
Large UPVC double-glazed picture window overlooking the rear garden. Radiator.

BEDROOM TWO
12'0 x 12'0
UPVC double-glazed window to the front. Radiator.

BEDROOM THREE
9'0x 7'9
UPVC double-glazed window to the front. Radiator. Loft access hatch.

BATHROOM
7'0 x 8'1
White suite comprising a low-level WC, pedestal wash hand basin and panelled bath with chrome mixer shower over. Fully tiled walls around the bath and shower area, tiled floor and an obscure UPVC double-glazed window to the rear. Wall-mounted combination boiler.

OUTSIDE

FRONT
A broad driveway providing ample off-road parking.

REAR
A generous, enclosed south-facing rear garden, predominantly laid to lawn with a paved patio, side pathway and flowerbeds incorporating decorative stone. Timber panel fencing to both sides and the rear, together with a storage shed.

COUNCIL TAX
Band E

TENURE
This property is understood to be Freehold. This will be confirmed with the purchaser's solicitor.

Viewings: By appointment with Thomas H Wood.



4 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING:

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1139.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:











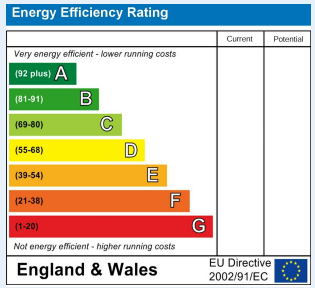



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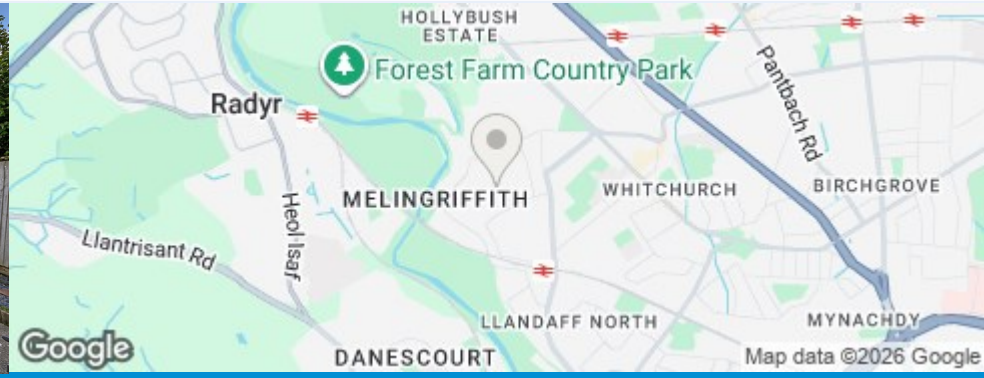




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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







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