



Total area: approx. 1709.2 sq. feet



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
64		75

Energy Efficiency Rating

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104 Pendwyallt Road,
Whitchurch, Cardiff
CF14 7EH

£750,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1709.20 sq ft

Current EPC Rating - D64

Potential EPC Rating - C75

A rare opportunity to acquire this very generous four-bedroom detached family home, situated on a substantial plot in the heart of Whitchurch. Available for the first time in 23 years, this much-loved property has been beautifully maintained and thoughtfully improved by its current owners. Boasting spacious and versatile accommodation throughout, a large kitchen/breakfast room and a stunning sitting room that overlooks the award-winning gardens. The home offers an exciting opportunity for families and gardening enthusiasts alike. The garden—divided into three unique zones including a landscaped terrace, fruit orchard, and secret garden. The gardens have previously been opened to the public, with our current owners proudly raising over £17,500 for charities in the local community. Ideally positioned within walking distance of Whitchurch village, Coryton train station, and convenient commuter links via the A470/M4, the home is also close to highly regarded schools, green spaces, and excellent amenities.

With its substantial footprint, impressive gardens, and rarely available position in one of Whitchurch's most desirable areas, 104 Pendwyallt Road offers a rare and exciting opportunity. Whether you're looking for a peaceful retreat, space to grow, or a property with genuine character and potential, this home delivers it all. Viewings are highly recommended.

ENTRANCE HALLWAY

A welcoming hallway with under stairs storage, carpeted flooring, painted and panelled walls, and a smooth ceiling with coving. Access to all principal ground floor rooms.

LOUNGE

5.38m x 4.02m (17'7" x 13'2")

A spacious and bright front-facing reception room with bay window, feature fireplace, carpeted flooring, picture rail, smooth ceiling with coving, and uPVC windows. Radiator with TRV.

DINING ROOM/BEDROOM

2.72m x 3.77m (8'11" x 12'4")

A versatile room with carpeted flooring, painted walls, coving, electric fireplace, uPVC window to the side, and radiator with TRV. Could easily be used as an additional bedroom.

STUDY/BEDROOM

4.86m x 3.61m (15'11" x 11'10")

A front-facing reception room with carpeted flooring, painted walls with picture rail, electric fireplace, coving, and a large bay uPVC window—ideal as a home office, additional lounge or bedroom.

KITCHEN/BREAKFAST ROOM

6.76m x 2.79m (22'2" x 9'1")

A spacious kitchen with ample wall and base units, electric oven, gas hob, space for appliances, breakfast bar, and room for a table and chairs. Window overlooking the rear garden and a corner larder with integrated lighting.

SITTING ROOM

6.15m x 3.64m (20'2" x 11'11")

A bright and spacious principal reception area with carpeted floor, feature wallpaper, gas fire, uPVC windows and French doors leading out to the garden.

LOBBY

With built-in storage and wall-mounted Baxi combi boiler (installed approx. 3 years ago).

BATHROOM

2.70m x 1.71m (8'10" x 5'7")

A modern suite comprising panelled bath with chrome mixer tap and handheld shower, vanity wash basin, low-level WC, fully tiled walls, smooth ceiling with coving and spotlights, chrome towel radiator, and obscure uPVC window to the rear.

FIRST FLOOR

LANDING

Via carpeted staircase with airing cupboard and uPVC window to the rear. Doors to all bedrooms and WC.

BEDROOM ONE

5.42m x 3.18m (17'9" x 10'5")

A large double bedroom with fitted wardrobes, dual aspect uPVC windows, additional roofline window, carpeted flooring, smooth ceiling with spotlights, and radiator with TRV.

BEDROOM TWO

4.34m x 3.21m (14'2" x 10'5'1")

Another generous double with garden views, eaves storage, fitted wardrobes, carpeted flooring, smooth ceiling with spotlights, and radiator with TRV.

W.C.

1.60m x 1.80m (5'2" x 5'10")

Fitted with WC and wash hand basin, Velux window, painted walls, and carpeted flooring.

GARAGE

3.63m x 5.67m (11'10" x 18'7")

Detached garage with power and lighting. Offers excellent potential for conversion to a home office or garden room (subject to necessary permissions).

OUTSIDE

FRONT

Imprinted concrete driveway and rendered frontage offering strong kerb appeal. The property also benefits from an additional grass verge across the road, included within the title.

REAR

A truly special feature of the home, the rear garden is split into three distinct areas:

1. Landscaped garden with composite decking (25-year guarantee), pond, and mature planting.
2. Fruit orchard featuring cherry, plum, pear, and apple trees.
3. Secret garden—an enclosed, tranquil hideaway behind the orchard with additional lawn and planting.

Historically opened for charity, this remarkable space has raised over £17,500 through plant sales and homemade baking. A rare find in Whitchurch.

TENURE

We are advised the property is Freehold, though this should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G



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