



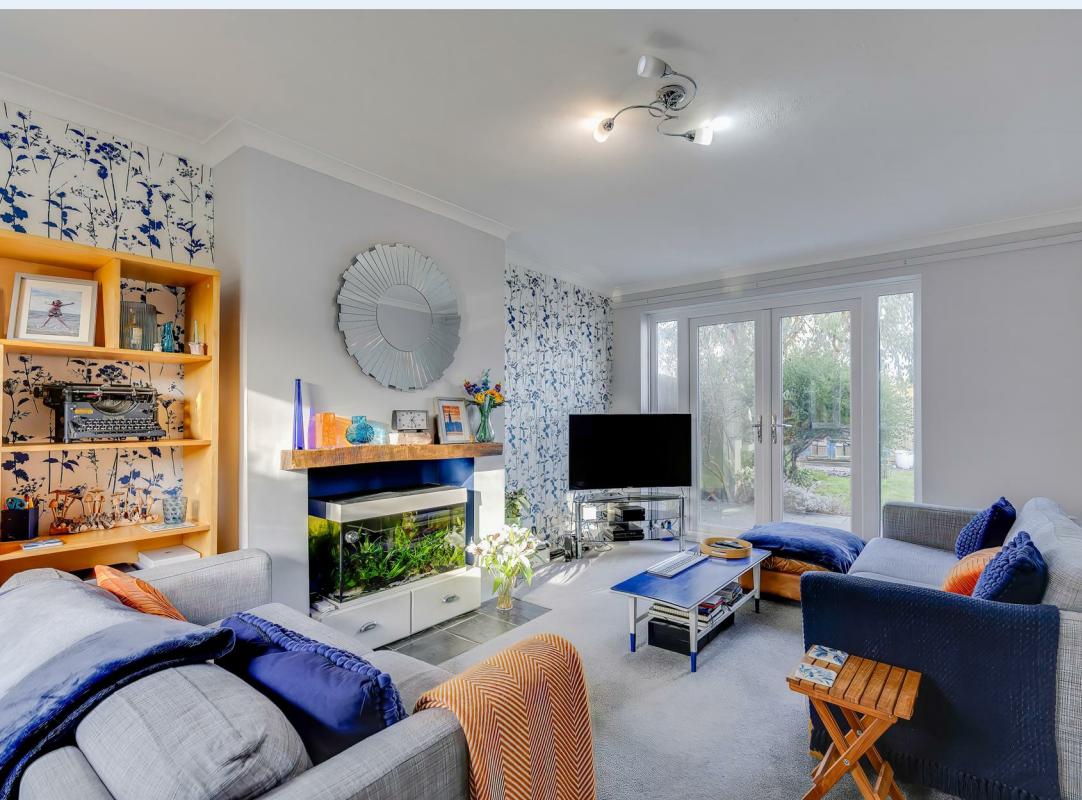
Westbourne Road,
Whitchurch, Cardiff,
CF14 2BR

THOMAS H
WOOD

£425,000

3 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this substantial three bedroom home occupying a superb corner plot within this highly sought-after area of Whitchurch. The property enjoys an excellent position close to Whitchurch village and the highly regarded primary and secondary schools. The current owners have maintained the property to a high standard and it benefits from a new roof and smooth render finish. This property is offered for sale with generous gardens, a versatile layout, this is an ideal opportunity for families seeking a home with scope to add value.



ENTRANCE HALLWAY

Entered via a uPVC front door, providing access to the ground floor accommodation with stairs rising to the first floor, ceramic tile floor, radiator and telephone point.

LOUNGE

10'11" x 17'6"

Well-proportioned reception room with UPVC double glazed window to the front and UPVC French doors opening to the rear garden. With carpeted floor, painted and papered feature wall, smooth ceiling with coving, radiator and feature open fire with oak beam over.

SITTING ROOM

9'11" x 11'1"

Overlooking the front aspect with carpeted flooring, painted walls, textured ceiling with coving, fitted shelving, UPVC window and radiator with TRV.

KITCHEN

16'4" x 6'0"

Fitted with a range of wall and base units with granite work surfaces over, stainless steel sink and drainer, electric hob and oven, integrated dishwasher and fridge freezer, with double glazed window to the rear. With painted walls, smooth ceiling with spotlights and ceramic tiled floor.

DINING ROOM
13'0" x 9'10"
With continuation of ceramic tiled flooring, painted walls, smooth ceiling with central lighting, UPVC windows and door opening to the rear garden, and radiator with TRV.

UTILITY ROOM & W.C.

6'5" x 5'11"

Continuation of ceramic tiled flooring, painted walls, smooth ceiling, UPVC windows to the front, space and plumbing for washing machine, and sliding door to WC fitted with low-level WC and wash hand basin set within a vanity unit.



Features

- Generous three bedroom family home
- Superb corner plot offering excellent development potential (subject to planning)
- Separate lounge and dining room
- Kitchen with utility room and ground floor WC
- Within the highly regarded Whitchurch & Gaintaf High School catchment
- Catchment for Welsh-medium education
- Paved driveway with ample off-road parking
- Front, side and rear gardens



FIRST FLOOR**Landing**

Window to rear, airing cupboard and additional storage cupboard.

BEDROOM ONE**14'4" x 10'0"**

Generous double bedroom with carpeted flooring, painted and feature papered walls, UPVC window to the front, radiator and space for wardrobes.

BEDROOM TWO**10'11" x 10'0"**

Further double bedroom with carpeted flooring, painted walls with coving, fitted wardrobes, UPVC window and radiator.

BEDROOM THREE**9'8" x 6'11"**

A good size third bedroom with carpeted flooring, painted walls, UPVC window to rear, radiator and access to the loft via pull-down ladder, partially boarded with power and lighting.

BATHROOM**5'4" x 6'0"**

Fitted with a three-piece suite comprising corner shower, vanity wash hand basin and WC, tiled walls, obscure UPVC double glazed window and radiator.

**OUTSIDE****FRONT & SIDE GARDENS**

Enclosed by mature trees and hedging, laid mainly to lawn with shrubs and flower borders. Paved pathway to the front door and side garden. Block paved driveway providing parking for several vehicles via double wooden gates, with outside tap and automatic lighting.

REAR GARDEN

A private and established garden enclosed by fencing and mature planting, laid to lawn with two paved patio areas, mature trees and out buildings.

TENURE

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

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Current EPC Rating:
- Council Tax Band: E
- Potential EPC Rating:
- Floor Area: 1102.10 sq ft



3 BEDROOMS



1 BATHROOMS



3 RECEPTION ROOMS



ENERGY RATING:





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

