



Tyn-Y-Pwll Road,  
Whitchurch, Cardiff,  
CF14 1AS



Asking Price  
£530,000

4 Bedrooms  
House - Semi-Detached

A truly exceptional family home that has been lovingly cared for and thoughtfully improved over an impressive 27-year ownership, this property offers space, warmth and versatility in equal measure. Extended to the rear and further enhanced with a loft conversion, the accommodation now spans three well-balanced floors, perfectly suited to modern family living.

The ground floor provides both formal and informal reception space, with a charming bay-fronted lounge to the front and a cosy sitting room with stained glass feature window flowing seamlessly into the dining area. The heart of the home is undoubtedly the open plan kitchen/diner, flooded with natural light from Velux windows with electric blinds and opening directly onto the composite decking — ideal for entertaining, family gatherings and summer evenings overlooking the garden. A separate utility room adds valuable practicality.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor principal suite creates a peaceful retreat, complete with en-suite shower room and useful eaves storage.

Externally, the property continues to impress. The insulated garage (with 50mm Celotex, electric door, power and lighting) offers flexibility for storage, workshop space or potential gym use. The landscaped side return and mature rear garden, with apple and pear trees, raised borders, composite decking and multiple sheds, provide a wonderful outdoor environment for both relaxation and productivity.



#### PORCH

5'4" x 3'5"

uPVC door and windows leading to hardwood door to the entrance hallway.

#### HALLWAY

Laminate flooring, painted walls with picture rail, papered ceiling with coving, built-in storage, doors to all rooms and stairs to first floor.

#### W.C.

6'3" x 2'8"

Low-level wc and wash hand basin.

#### LOUNGE

11'3" x 14'2"

Overlooking the front aspect of the property with carpeted floor, painted walls with picture rail, smooth ceiling with coving, gas fire, uPVC bay window and radiator.

#### SITTING ROOM

10'5" x 12'9"

Laminate flooring, painted walls, smooth ceiling, feature stained glass window and gas fire with surround, open plan to dining area.

#### KITCHEN/DINER

16'6" x 10'0"

An open plan kitchen/diner with stainless steel one and a half bowl sink, range cooker to remain, Velux windows with electric blinds and uPVC doors opening onto the rear composite decking area.



## Features

- Beautifully maintained throughout 27 years of proud ownership
- Generous and versatile accommodation arranged over three floors
- Rear extension creating an impressive open plan kitchen/diner
- Loft conversion
- Insulated garage with electric door, pow
- Landscaped side return with imprinted concrete finish
- Delightful rear garden with composite decking and mature planting
- Rear extension

#### UTILITY ROOM

6'1" x 6'0"

Housing wall mounted Worcester combination boiler, space and plumbing for washing machine, stainless steel sink with chrome mixer tap and uPVC window to side with fitted blind.

#### FIRST FLOOR LANDING

Via carpeted staircase with doors to all rooms and stairs to second floor.

#### BEDROOM ONE

10'7" x 14'2" (into bay and wardrobes)

Overlooking the front aspect of the property with carpeted floor, painted and papered walls, textured ceiling with coving, uPVC bay window with fitted blind and radiator with TRV.



**BEDROOM TWO**

10'5" x 13'1"

Overlooking the rear aspect of the property with carpeted floor, painted walls with picture rail, smooth ceiling with coving, radiator with TRV and uPVC window with fitted blind.

**BEDROOM THREE**

6'2" x 7'2"

Overlooking the front aspect with laminate flooring, painted walls with picture rail, textured ceiling with coving and upvc window with fitted blind.

**BATHROOM**

6'1" x 7'7"

Panelled bath, glazed shower screen and electric shower, pedestal wash hand basin, low-level W.C. chrome towel radiator, uPVC window to rear and useful storage cupboard.

**SECOND FLOOR LANDING**

via carpeted staircase with useful eaves storage and uPVC window with fitted blind.

**MASTER BEDROOM**

17'6" x 11'11"

Carpeted floor, painted walls, smooth ceiling with spotlights, radiator, uPVC window to rear and access to eaves storage.

**EN-SUITE**

Low-level W.C, pedestal wash hand basin, shower enclosure, chrome towel radiator, Velux window with fitted blind, recessed storage and smooth ceiling with spotlights.

**OUTSIDE****GARAGE**

9'4" x 15'1"

Insulated garage with electric door and insulated walls, uPVC windows and door, CCTV to remain, lighting and power.

**SIDE RETURN**

Imprinted concrete with uPVC door from utility room, CCTV.

**REAR GARDEN**

A delightful and mature rear garden with apple and pear trees, composite decking area, CCTV to remain, raised borders, fencing with 25 year guarantee, three sheds and potential for an allotment area.

**TENURE**

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

**COUNCIL TAX**

Band F

## Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1374.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



4 BEDROOMS



3 BATHROOMS



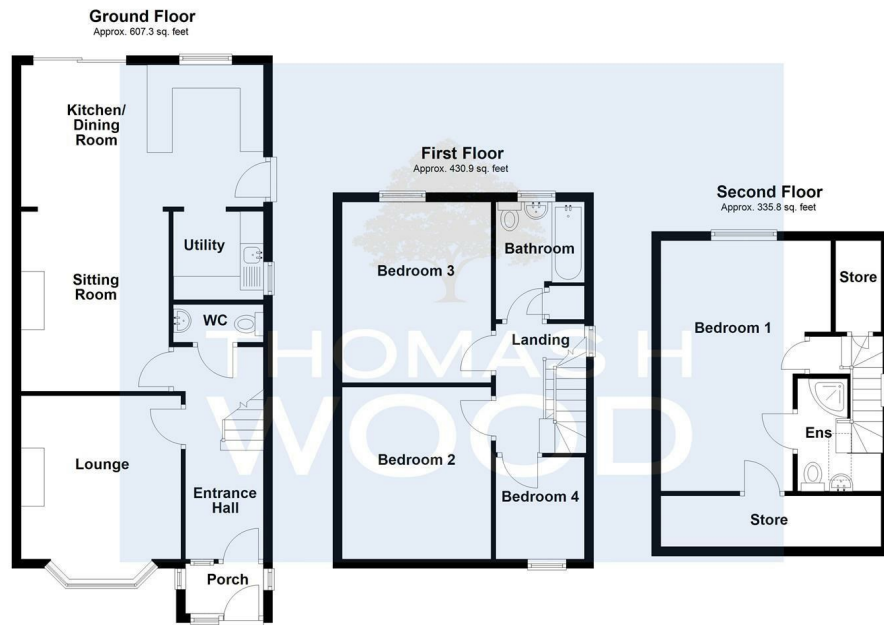
1 RECEPTION ROOMS



ENERGY RATING:







Total area: approx. 1374.0 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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
Vary 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	



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