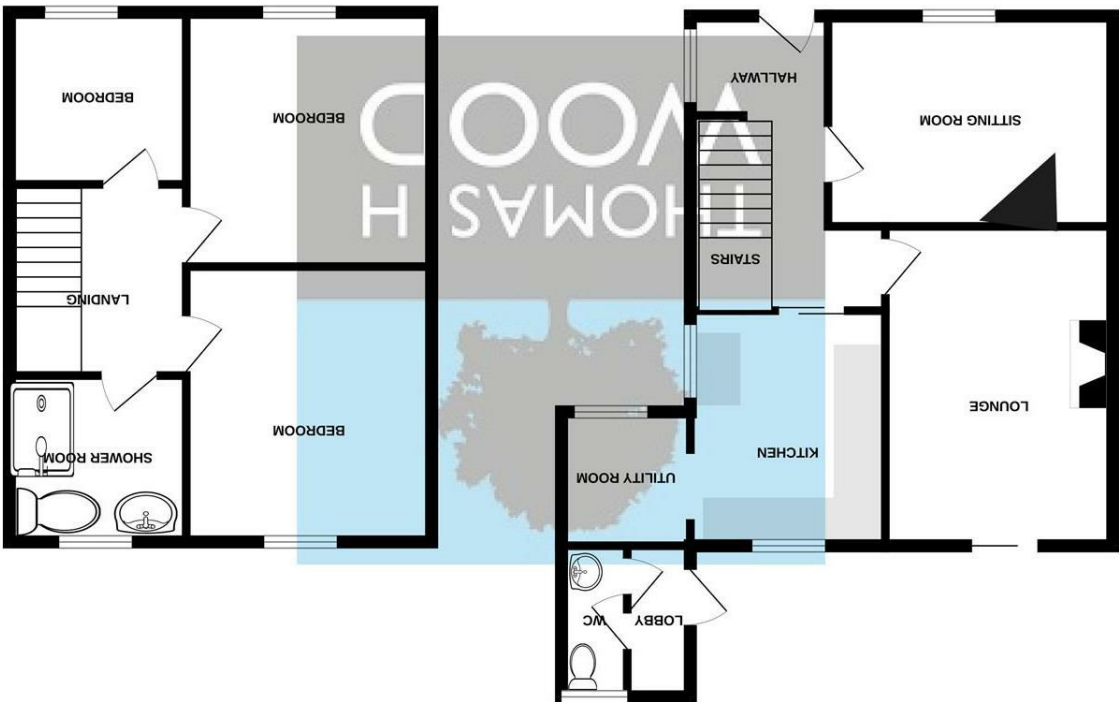


While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 92.1 sqm, (991 sq.ft.) approx.



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-69)	D	
(70-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	
86	71	

THOMAS H WOOD



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9 Heol Penlan,
Whitchurch, Cardiff
CF14 2BY



Asking Price £350,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 991.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - B86



We are pleased to offer for sale this much-loved family home, ideally located on Heol Penlan in Whitchurch. The current owner has taken great pride been in maintaining the home over the years and is now offered for sale with no onward chain. This delightful, three bedroom family home is set in a popular location, close to Whitchurch Village, the highly regarded primary and secondary schools and the excellent public transport links to the City. This well-proportioned home offers great potential with a sizeable side plot and a generous garden to the rear. The property briefly comprises; entrance hallway, two receptions rooms, kitchen, utility and WC. To the first floor, there are three good size bedrooms and a modern shower room. Ample off-road parking and an enclosed rear garden complete this lovely home.

HALLWAY

Via UPVC door to hallway. With tile effect flooring, papered walls and ceiling. UPVC window to side, stairs rising to the first floor and doors to all rooms. Useful under stair cupboard.

SITTING ROOM

3.92m x 2.85m (12'10" x 9'4")

Overlooking the front aspect with papered walls and tiled ceiling with coving. Wall mounted gas fire and UPVC window and radiator panel.

LOUNGE

3.15m x 4.46m (10'4" x 14'7")

With carpeted floor, papered walls and papered ceiling with coving. Feature gas fire and alcove shelving. UPVC sliding doors to rear garden and radiators panel.

KITCHEN

2.15m x 3.49m (7'0" x 11'5")

With a range of wall and base units with complimentary work surfaces over. Gas hob and electric oven under. Composite sink and drainer. Space for dishwasher, UPVC windows to side and rear. Opening to;

UTILITY

1.77m x 1.81m (5'9" x 5'11")

With space and plumbing for washing machine and tumble dryer, with work surfaces over. Tiled splash back and shelving. UPVC window to the front and radiators panel.

CLOAKROOM

0.85 m x 1.86m (2'9" m x 6'1")

With tile effect laminate flooring, space for shoes and coats. UPVC door to garden.

WC

0.79m x 1.86m (2'7" x 6'1")

With low level WC, wash hand basin and UPVC window. Tile effect laminate flooring.

LANDING

Via carpeted staircase to landing. UPVC window to side aspect. Doors to all rooms.

BEDROOM ONE

3.55m x 3.47m (11'7" x 11'4")

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling. UPVC window and radiator panel.

BEDROOM TWO

3.20m x 3.47m (10'5" x 11'4")

Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side. UPVC window and radiator panel.

BEDROOM THREE

2.67m x 2.39m (8'9" x 7'10")

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling. Loft hatch access. Fitted wardrobe with Worcester combination boiler. UPVC window and radiator panel.

SHOWER ROOM

2.17m x 2.44m (7'1" x 8'0")

A modern three-piece suite with low level WC, pedestal wash hand basin and walk in shower with glazed sliding doors and electric shower. Ceramic tiled walls and linoleum floor. UPVC window to rear and chrome towel radiator.

OUTSIDE

FRONT

With a generous frontage and driveway. Block built perimeters and gate to rear. The side plot offers an opportunity for an extension, subject to planning approval.

REAR

A sizeable rear garden with patio and hardstand areas. Laid lawn with timber and block built perimeters. Shed to rear and gate to the front.

TENURE

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

COUNCIL TAX

Band E

