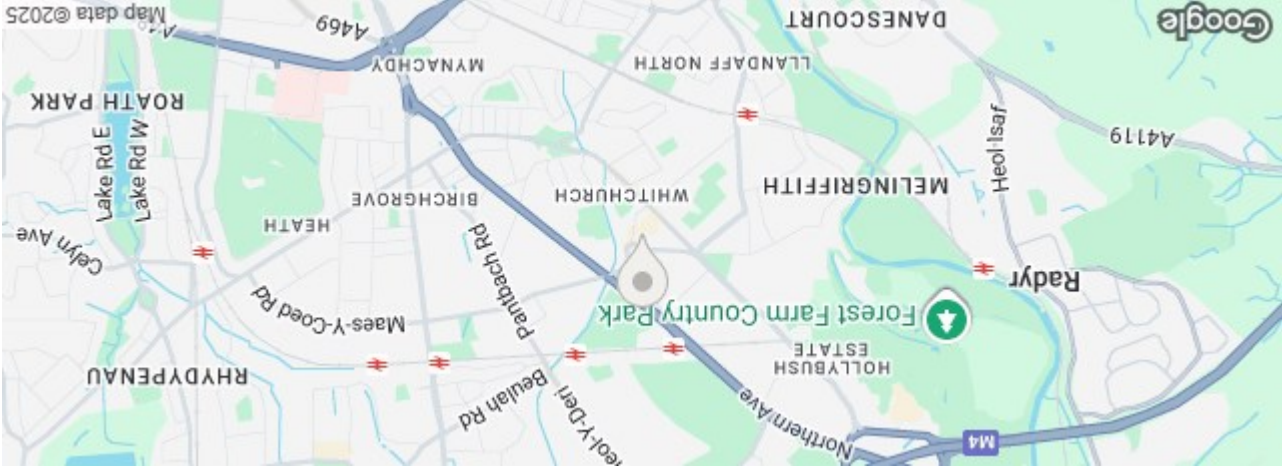
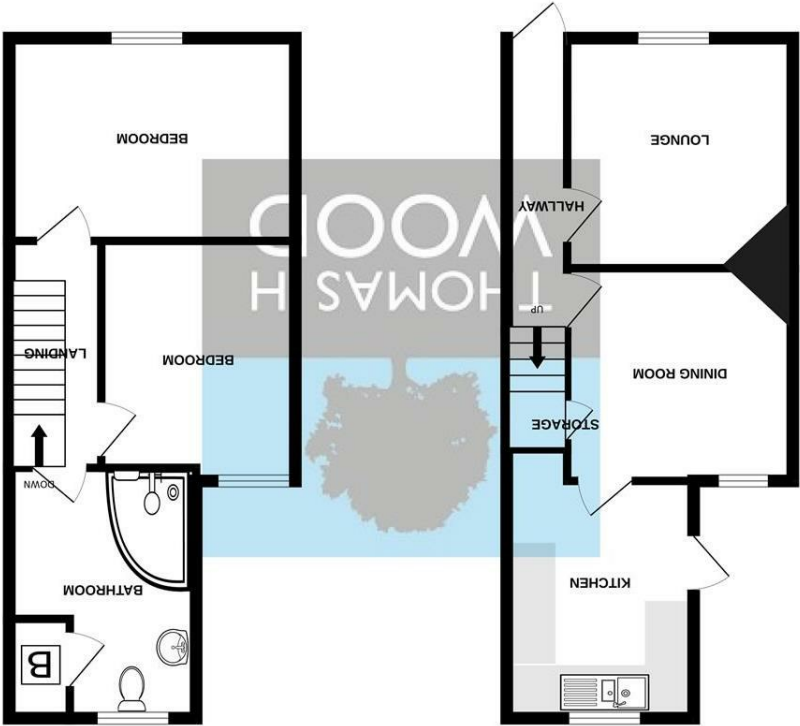




Notes: Every property has been measured to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is an indicative plan only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given, as to their operability or efficiency, can be given.

TOTAL FLOOR AREA : 68.8 sq.m. (741 sq.ft.) approx.



GROUND FLOOR
34.4 sq.m. (378 sq.ft.) approx.

1ST FLOOR
34.4 sq.m. (378 sq.ft.) approx.

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

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





10 Victoria Road,
Whitchurch, Cardiff
CF14 1AH

Asking Price £280,000
House - Terraced
2 Bedrooms

Tenure - Freehold

Floor Area - 741.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B89



A charming 2 double Bedroom Period Home, situated in the Heart of Whitchurch Village. Offered for sale for the first time in 20 Years. Nestled on the sought-after Victoria Road in Whitchurch, this delightful 2 double -bedroom terraced home, dates back to circa 1900, exudes timeless character and warmth. Lovingly maintained by the current owners for the past two decades, the property seamlessly blends period charm with modern comforts, on one of Whitchurch's most popular roads.

Key Features:

- Two Generously Sized Bedrooms: Providing ample space for family living or home office setups.
- Two Reception Rooms: Versatile spaces perfect for entertaining or relaxation.
- Modern Kitchen: Equipped with contemporary fittings, catering to all culinary needs.
- Family Bathroom: Well-appointed to serve the household's needs.
- Private Rear Garden: A serene outdoor space for leisure and gardening enthusiasts.
- Location Highlights: Situated in the vibrant community of Whitchurch, residents enjoy:
- Proximity to Whitchurch Village: A hub of local shops, cafes, and amenities.
- Excellent Transport Links: Easy access to the A470 and M4, with Whitchurch (Cardiff) railway station close by
- Educational Institutions: Close to reputable English and Welsh schools, making it an ideal location for families.

This property presents a rare opportunity to acquire a cherished family home in a prime location, ready for its next chapter. Whether you're looking to settle into a welcoming community or seeking a period residence with potential, 10 Victoria Road is a must-see.

Viewing is highly recommended to fully appreciate the charm and potential this home offers.

ENTRANCE

Via UPVC door to hallway. With engineered oak flooring, painted walls and smooth ceiling with coving. Doors to all rooms and stairs to the first floor.

LOUNGE

3.13m x 3.26 (10'3" x 10'8")

Overlooking the front aspect with engineered oak flooring, painted walls, smooth ceiling with coving and feature open fireplace. UPVC window and radiator with TRV.

DINING ROOM

3.34m x 3.85m (10'11" x 12'7")

Engineered oak flooring, painted walls and smooth ceiling with coving.

Open fireplace, UPVC window to the rear and radiator with TRV, plus useful under stair storage. Door to;

KITCHEN

2.63m x 3.38m (8'7" x 11'1")

A range of wall and base units and contrasting work surfaces over. Stainless steel sink overlooking the rear garden. Space and plumbing for appliances, radiator with TRV, Tile effect flooring, painted walls, smooth ceiling and UPVC window.

LANDING

Via carpeted staircase to the landing. Doors top all rooms.

BEDROOM ONE

4.12m x 2.67m (13'6" x 8'9")

Overlooking the front aspect to the property with laminate floor, painted walls, smooth ceiling, UPVC window and radiator panel with TRV.

BEDROOM TWO

2.74m x 3.40m (8'11" x 11'1")

A further the double bedroom with carpeted floor, painted walls and smooth ceiling with coving. UPVC window overlooking the rear garden. Traditional fireplace and radiator with TRV.

BATHROOM

2.40m x 3.40m (7'10" x 11'1")

A spacious three-piece bathroom with corner panelled bath and chrome mixer shower over. Low-level WC, wash hand basin and UPVC window to rear. Radiator with TRV, airing cupboard housing Worcester combination boiler. Linoleum flooring and part tiled walls.

OUTSIDE

FRONT

Off road parking for one car on driveway. Timber fencing and gate to pathway and delight front gardens.

REAR

A well-maintained rear garden with patio, laid lawn and raised decking area. Renewed timber perimeter fencing.

TENURE

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

COUNCIL TAX

Band D

