Beatrice Road,
Whitchurch, Cardiff,
CF14 1DT

THOMAS H WOOD

£375,000

3 Bedrooms
House - Terraced

A three bedroom, mid terrace family home, ideally positioned in the centre of Whitchurch Village. This traditional bay fronted property offers generous accommodation arranged over three floors. The ground floor provides two reception rooms and a kitchen overlooking the rear garden, while the first floor includes two bedrooms and a reconfigured landing area currently used as a study space with stairs leading to the third bedroom within en-suite.

Beatrice Road places shops, cafés, parks and everyday amenities within easy walking distance, making this an ideal purchase for buyers wanting a well connected home with character and practicality.

ENTRANCE HALL
Entrance hallway with staircase to the first floor and access to the main reception rooms.

LOUNGE
11'9" x 12'10"
A bay fronted reception room to the front aspect with excellent natural light. Carpeted floor, painted walls with picture rail, papered feature wall, textured ceiling, UPVC bay window and radiator panel.

DINING ROOM
11'2" x 10'9"
A second reception room overlooking the rear garden, suitable as a dining room or additional sitting area.

KITCHEN
5'11" x 18'0"
A fitted kitchen positioned to the rear with access to the garden.

FIRST FLOOR LANDING/STUDY AREA
Landing space adapted to incorporate a study area with staircase rising to the loft conversion.

Features

- Double bay fronted mid terrace home
- Loft conversion with en suite
- Two separate reception rooms
- Rear garden with garage
- Off road parking and garage via St David's Rd
- Flexible three bedroom layout
- Central Whitchurch location
- Short walk to village amenities

BEDROOM ONE
12'2" x 9'6"
Front aspect double bedroom with bay window. Carpeted floor, painted walls with picture rail, textured ceiling, UPVC bay window and radiator panel. Fitted wardrobes along one side.

BEDROOM TWO
9'4" x 10'11"
Rear aspect double bedroom overlooking the garden. Carpeted floor, painted walls with picture rail, textured ceiling, UPVC window and radiator panel. Fitted wardrobes along one side.

BATHROOM
5'10" x 5'9"
Fully tiled, three piece suite with corner shower cubicle. Wash hand basin vanity and enclosed WC. UPVC window and chrome towel rail.

BEDROOM THREE/LOFT ROOM
12'4" x 9'8"
Converted loft bedroom providing a private upper level room with en suite. Velux window and eaves storage.

EN-SUITE
5'2" x 5'5"
Bath, wash hand basin and WC. Velux window.

OUTSIDE

FRONT
Enclosed front garden with potential for parking conversion (subject to permissions).

REAR
Off road parking and garage via St David's Rd.

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

COUNCIL TAX
Band E

3 BEDROOMS

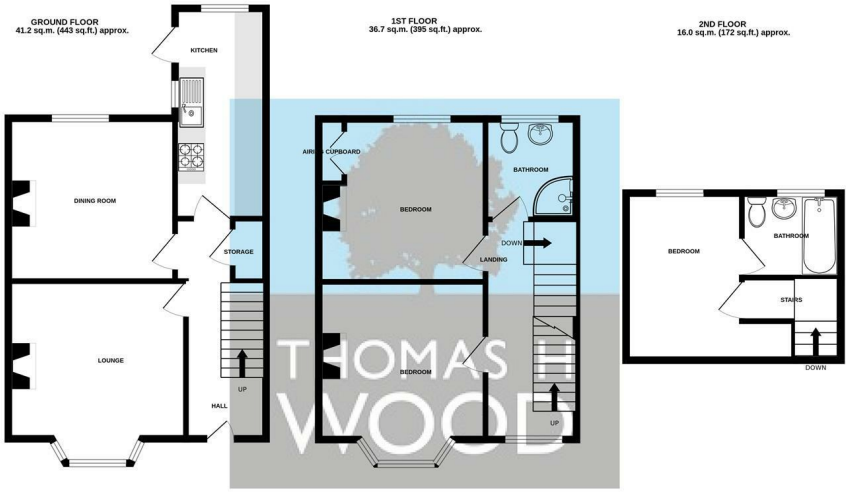
1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1010.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



TOTAL FLOOR AREA : 93.9 sq.m. (1010 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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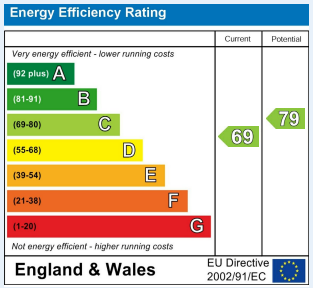
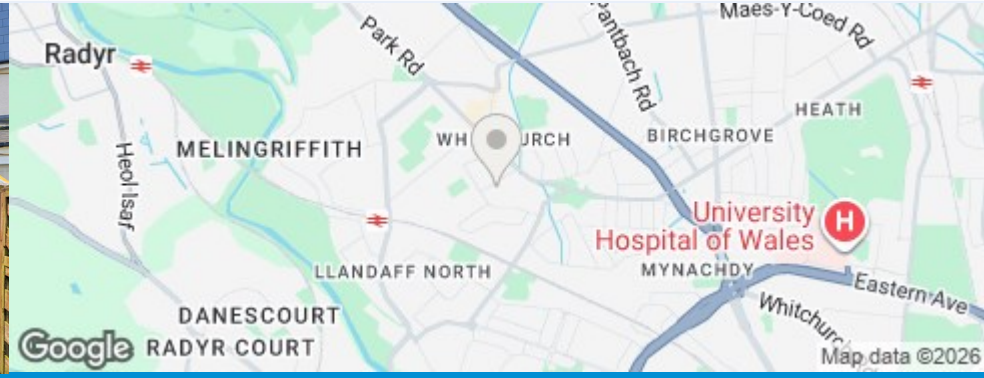
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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