

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	

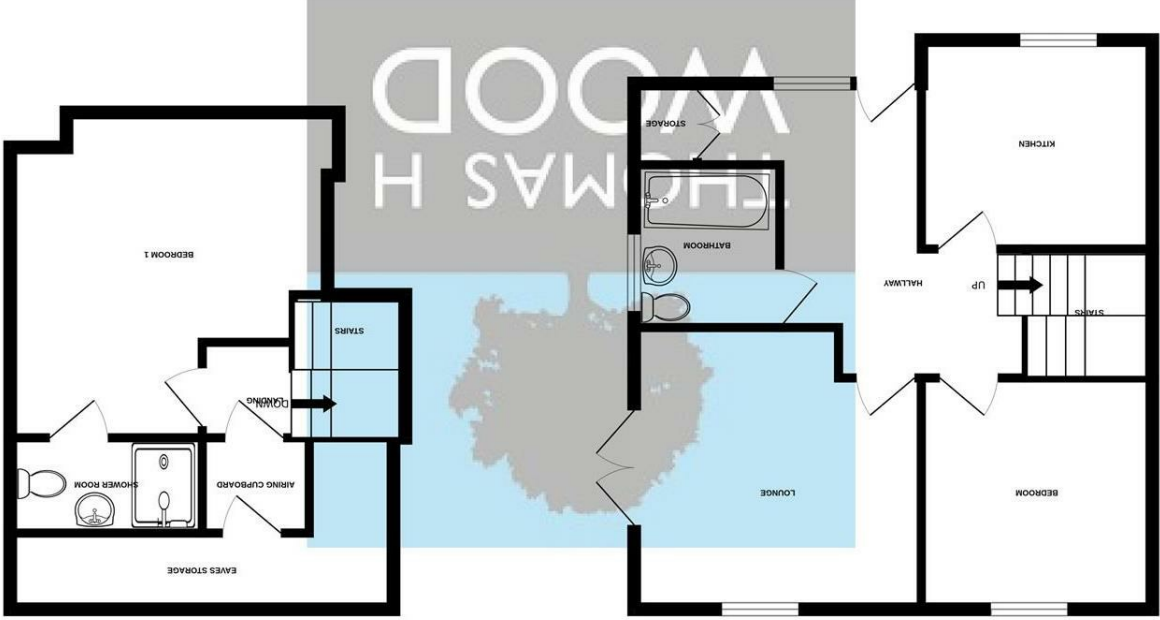
Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Map data ©2025

2 BEDROOM BUNGALOW

TOTAL FLOOR AREA : 62.3 sq.m. (671 sq.ft.) approx.



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.

1ST FLOOR
19.4 sq.m. (209 sq.ft.) approx.

CONTACT

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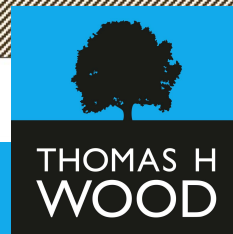
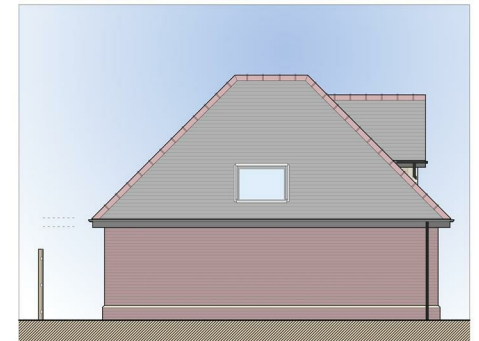
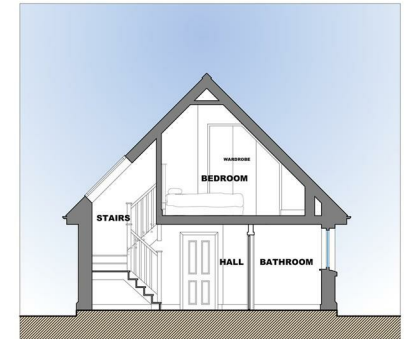
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Plas Hedd Violet Place,
Whitchurch, Cardiff
CF14 1HE

Offers In Excess Of
£450,000
Bungalow - Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 671.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null

A beautifully designed two -bedroom detached dormer bungalow. Newly constructed to a high standard with an attractive modern finish. The property offers well-proportioned rooms across two floors, combining spacious living areas with high-quality fixtures and fittings.

Situated in North Cardiff in the desirable location of Whitchurch, this property is perfectly placed close to excellent public transport facilities (buses and trains) and good transport links to City Centre and the M4 corridor. There are excellent local amenities and highly sought after Welsh & English Medium Schools and great further education opportunities at Colleges and Universities.

Plas Hedd benefits from a Ten-Year Warranty and a full Gas Central Heating and a Sprinkler system.

The Vendors would be very happy for the buyer to help influence the finish of some areas if time permits and within the agreed budget.

ENTRANCE HALLWAY

Part glazed front door, storage space and a through hallway giving access to all rooms. Good Quality Flooring and dimmable spotlights. The property benefits from a stunning bespoke Jarrod Oak Staircase complete with glass panels which lead up to the first floor.

LOUNGE

A bright rear aspect lounge with smooth walls, modern ceiling finish with dimmable spotlights, patio doors to side and a small window to rear.

KITCHEN

A front aspect room with modern fitted units and some appliances, smooth walls and ceiling, spotlights and quality flooring.

BEDROOM TWO

A ground floor double bedroom with rear aspect window, smooth walls, dimmable ceiling spotlights and flooring.

BATHROOM

A modern ground floor bathroom, with side aspect obscure window, smooth walls and spotlights, complete with wallcovering and good quality flooring.

BEDROOM ONE

A large spacious first floor double bedroom with front aspect church window, and an additional Velux window to the side, smooth walls, ceiling with dimmable spotlights. Large en-suite and storage space. This beautiful space also provides an ideal opportunity for upside down living if the purchaser so desired.

OUTSIDE

FRONT & SIDE

Brick built boundary wall, landscaped garden, off road parking and pathway top front door.

REAR

A private and enclosed low maintenance small rear garden accessed via patio doors.

TENURE

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

COUNCIL TAX

Band F



