Glas-Y-Pant,
Whitchurch, Cardiff,
CF14 7DB

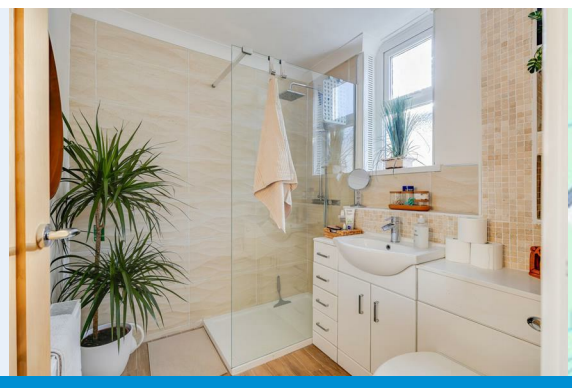
THOMAS H WOOD

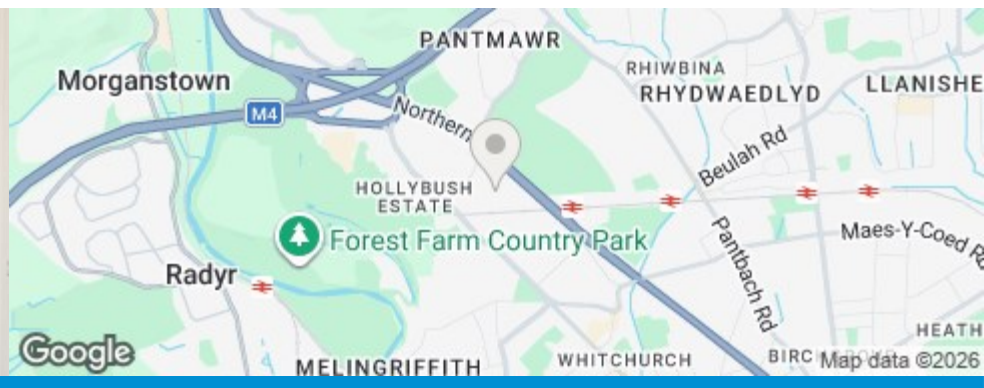
£465,000

thomashwood.com

To book a viewing call 02920 626252

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.





THOMAS H WOOD

CONTACT

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WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

A thoughtfully extended and well-presented family home offering flexible accommodation ideally suited to modern living. The substantial side extension has transformed the layout, creating a welcoming entrance hallway and a versatile reception room which could comfortably operate as a ground floor bedroom, ideal for multi-generational living, guest accommodation or home working.

The rear of the property is centred around a contemporary kitchen/diner featuring a roof lantern and bi-fold doors that open directly onto the landscaped garden, creating an excellent indoor-outdoor flow. The first floor is dedicated to an impressive master suite with generous proportions and a full en-suite bathroom. Two further double bedrooms to the ground floor, a modern family bathroom room, and a garden room with its own shower/WC complete the accommodation, offering flexibility rarely found in homes of this style. The property is situated in a quiet residential area of Whitchurch, close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are strongly recommended.

ACCOMMODATION

HALLWAY
5'4" x 7'10"
A spacious entrance hallway created by the side extension, providing a bright and welcoming arrival space with access to the principal ground floor rooms. The original front door remains in situ, offering alternative access and character.

KITCHEN/ DINER
9'8" x 20'3"
A stylish open-plan kitchen/diner fitted with a range of modern base units and pantry storage, stainless steel sink, integrated appliances and space for a dishwasher. A roof lantern floods the room with natural light, while bi-fold doors with internal blinds open onto the rear garden. There is ample space for a large dining table, making this an ideal social and family hub.

LOUNGE
13'8" x 12'3"
A comfortable open-plan reception room with carpeted flooring, fitted shelving, feature papered wall and a wood-burning stove forming a central focal point. Stairs rise to the first floor and internal doors lead to the ground floor bedrooms and bathroom.

BEDROOM ONE
9'10" x 12'8"
A well-proportioned double bedroom overlooking the front aspect with wood block flooring, neutral décor and UPVC bay window with fitted blind.

Features

- EXTENDED & REMODELLED FAMILY HOME
- TWO DOUBLE BEDROOMS TO GROUND FLOOR
- IMPRESSIVE FIRST FLOOR MASTER SUITE WITH FULL EN-SUITE BATHROOM
- SIDE EXTENSION CREATING A GENEROUS ENTRANCE HALLWAY & VERSATILE RECEPTION ROOM/BEDROOM
- GROUND FLOOR FAMILY BATHROOM, A SHOWER ROOM & FIRST FLOOR BATHROOM
- MODERN KITCHEN/DINER WITH ROOF LANTERN & BI-FOLD DOORS

BEDROOM TWO
10'3" x 9'4"
A further ground floor double bedroom to the front aspect with wood block flooring and clean, neutral presentation.

BATHROOM
6'3" x 6'8"
A modern shower room fitted with a large double shower enclosure, vanity wash hand basin and concealed WC. Part tiled walls and UPVC window.

GARDEN ROOM
8'3" x 17'8"
A versatile reception space with garden outlook, suitable as an additional sitting room, home office or ground floor bedroom. This room significantly enhances the flexibility of the home.

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GROUND FLOOR SHOWER ROOM
3'3" x 6'5"
A practical shower room serving the garden room, fitted with shower enclosure, wash hand basin and WC.

FIRST FLOOR

LANDING
Carpeted staircase leading to landing with access to useful eaves storage.

MASTER BEDROOM
18'10" x 15'6"
An impressive principal suite with generous proportions, carpeted flooring and painted walls. Space for wardrobes and furniture, with UPVC windows and a Juliet balcony overlooking the rear garden.

EN-SUITE
7'4" x 7'6"
A spacious en-suite bathroom fitted with bath, wash hand basin and WC, creating a true private suite feel.

OUTSIDE

FRONT
A generous block paved driveway providing ample off-road parking.

REAR
A landscaped rear garden designed for entertaining, featuring a porcelain patio, raised seating area and perimeter fencing, offering a low-maintenance yet attractive outdoor space.

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

COUNCIL TAX
Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1295.40 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

3 BEDROOMS

3 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C