



47 Old Church Road,
Whitchurch, Cardiff
CF14 1AD



Asking Price £350,000
House - End Terrace
3 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - D55

Potential EPC Rating - B82



A deceptively spacious and beautifully presented three double bedroom cottage, ideally located in the heart of Whitchurch Village. The current owners have maintained the property to a very high standard with the original features remaining at the heart of this beautiful residence. The property benefits from modern UPVC sliding sash windows, renewed ideal logic combination boiler, side access and a private rear garden. Furthermore, the excellent location is walking distance from the highly regarded primary and secondary schools, Whitchurch Village and the excellent transport links. Viewings are recommended and to be sold with no onward chain.

ENTRANCE HALL

Entrance via new composite front door leading to entrance and doors to all rooms.

DINING ROOM

9'4" x 11'9"

Overlooking the front aspect of the property with wooden floors, painted walls, smooth ceiling coving wooden architrave and skirting and sash double glazed window looking out to the front garden. Beautiful original fireplace detailed tiled inserts. Wooden double doors that open fully to;

LOUNGE

11'11" x 11'9"

An excellent size reception room with double glazed window overlooking the side aspect of the property. Feature fireplace with detailed tiled inserts. Original wooden floors, TV Aerial points, painted walls, smooth ceiling with coving. Door to;

KITCHEN

6'7" x 10'9"

A well-appointed and spacious kitchen with a range of wall and base units and contrasting worksurfaces over. Space for fridge freezer, stainless steel sink, red block tile flooring and original fireplace feature with detailed tiled inserts. Useful under stair cupboard. UPVC window looking out to the side aspect, door to;

INTERNAL LOBBY

With storage cupboards, door to utility room, door to ground floor bathroom and door to UPVC rear porch.

UTILITY ROOM

5'0" x 3'4"

With space and plumbing for washing machine and tumble dryer. Wall mounted ideal Logic combination boiler.

BATHROOM

5'11" x 6'7"

With low level WC, white hand wash basin, bath tub and chrome mixer taps connected to shower head mixer. Double panel radiator, storage shelves, red Block tiled flooring and original stained glass privacy window looking out to the rear.

BEDROOM ONE

15'3" x 9'4"

Overlooking the front aspect of the property with stripped and wooden floors smooth ceiling with coving. Dual aspect UPVC sash windows, original fireplace and surround, built-in wardrobes and radiator with TRV.

BEDROOM TWO

9'5" x 11'10"

Overlooking the side aspect of the property with stripped wooden floors, smooth ceiling, painted walls, original fireplace and surround, UPVC window to side aspect and fitted traditional glazed cabinet.

BEDROOM THREE

10'1" x 10'10"

Bedroom three overlooking the rear aspect of the property with stripped wooden floors, painted walls smooth ceiling, original fireplace, decorative wood panelling and door to;

ENSUITE

4'11" x 4'7"

A three piece suite comprising enclosed shower, vanity wash hand basin, low level WC, partially tiled walls, towel rail and wooden floors.

OUTSIDE FRONT

The property is approached via a pathway that leads into an enclosed private front garden retained by a brick wall and hedging that provides lots of privacy from the road.

OUTSIDE REAR

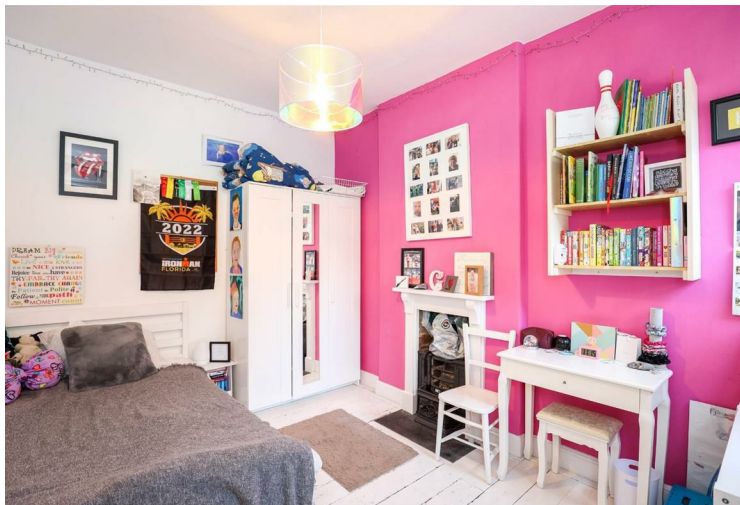
The rear garden is enclosed with well maintained hedgerow on the one side and brick built perimeter on the other giving a private feel to the garden. As an end of terrace property, you benefit from a side entrance path to the rear garden leading to a patio area, laid lawn and brick built shed. There is a good size rear UPVC porch that leads to the internal lobby area.

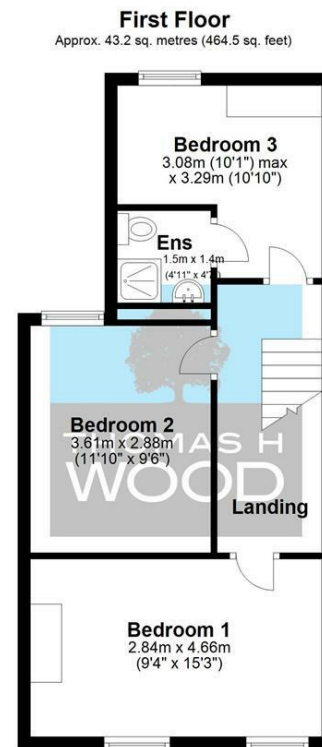
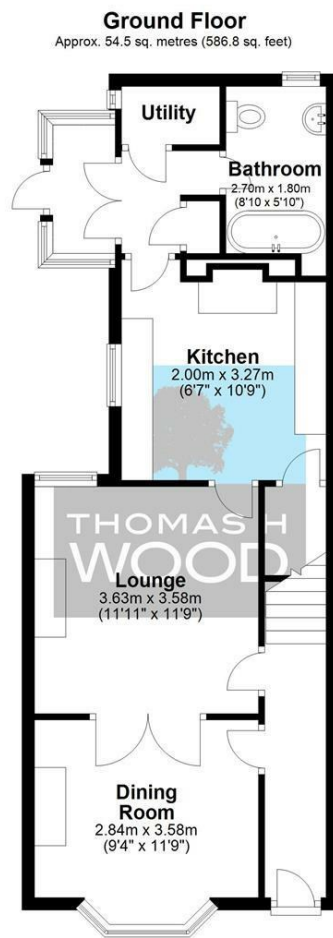
COUNCIL TAX

Band E

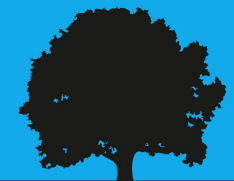
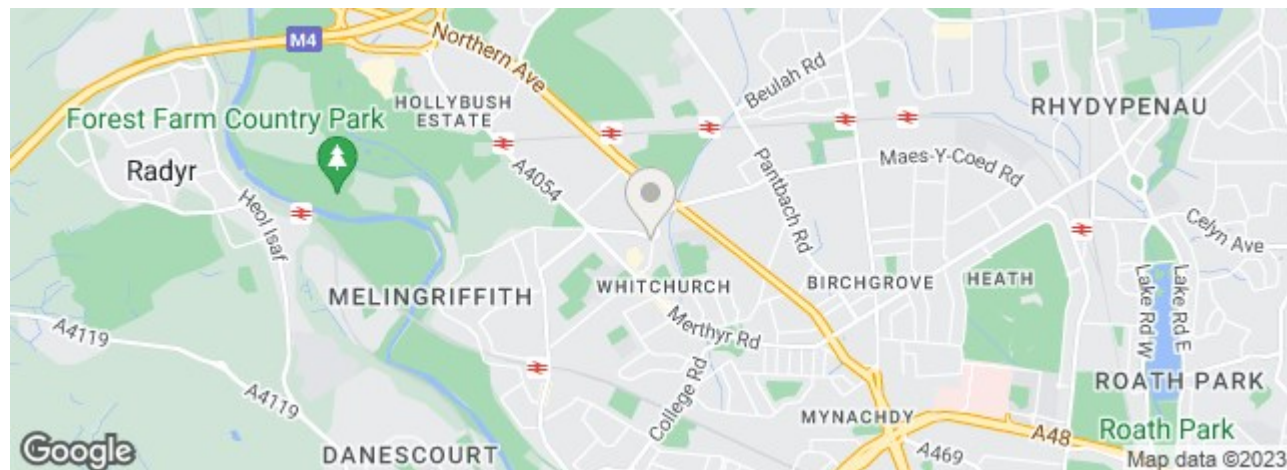
TENURE

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





Total area: approx. 97.7 sq. metres (1051.3 sq. feet)



**THOMAS H
WOOD**

CONTACT

14 Park Road
Whitchurch
Cardiff
CF14 7RN

E: sales@thomashwood.com
T: 02920 626252
www.thomashwood.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC