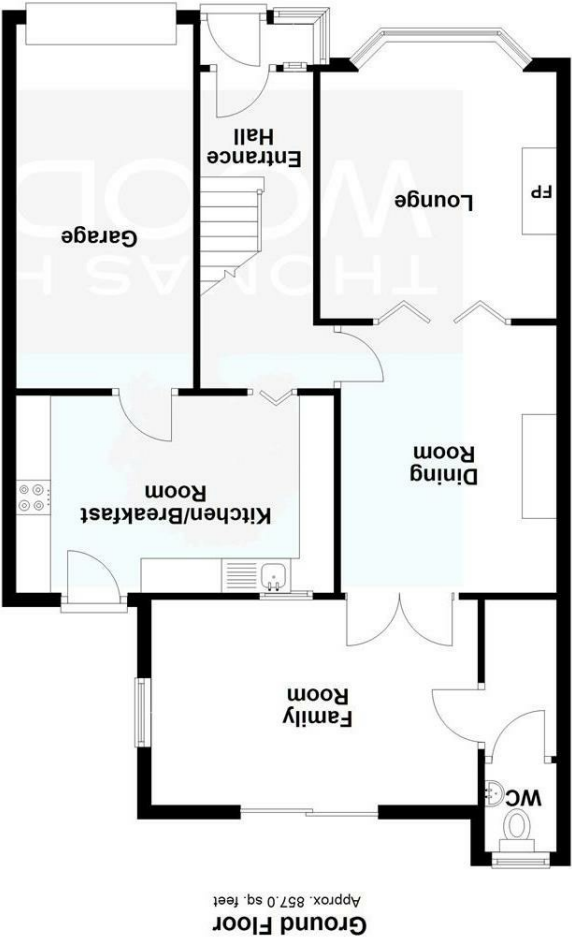


Total area: approx. 1435.8 sq. feet



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

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9 Franklen Road,  
Whitchurch, Cardiff  
CF14 1HR



£505,000  
House - Semi-Detached  
4 Bedrooms



**Tenure - Freehold**

**Floor Area - 1435.80 sq ft**

**Current EPC Rating - null**

**Potential EPC Rating - null**



A generously proportioned four-bedroom home located on the ever-popular Franklen Road in Whitchurch. Boasting three reception rooms, and spacious accommodation throughout, this extended and well-maintained property offers flexibility for growing families or multi-generational living. The property offers exciting potential to create a modern and highly desirable family home on this lovely road. Situated within a short distance of Whitchurch village, schools, and excellent transport links. This is an ideal opportunity for buyers seeking a substantial home with great potential in a well-connected, family-friendly location. Viewings are highly recommended.

#### **ENTRANCE HALL**

A bright and welcoming hallway with original tiled floor, carpeted staircase to the first floor, and access to all principal ground floor rooms.

#### **LOUNGE**

3.43m x 4.32m (11'3" x 14'2")

A front aspect reception room with carpeted floor, papered walls with no picture rail, and textured ceiling. UPVC bay window, radiator panel, and feature gas fireplace with surround.

#### **DINING ROOM**

3.20m x 4.02m (10'5" x 13'2")

A generous through room with carpeted floor, papered walls with picture rail, and textured ceiling. Glazed UPVC doors to the family room.

#### **FAMILY ROOM**

4.73m x 3.08m (15'6" x 10'1")

Bright and spacious third reception room overlooking the rear garden, with laminate floor, UPVC window to the side, and sliding doors to the patio and garden.

#### **W.C.**

1.04m x 1.38m (3'4" x 4'6")

Tiled floor, low level WC, wash hand basin, and obscure UPVC window to the rear.

#### **KITCHEN/BREAKFAST ROOM**

4.60m x 3.11m (15'1" x 10'2")

A range of wall and base units, integrated double oven and electric hob, integrated fridge and freezer. Cupboard housing a modern combination boiler. Tiled splashback and tiled floor. Space for freestanding washing machine and dishwasher. Stainless steel sink, UPVC door to the rear garden, and door to the integral garage.

#### **FIRST FLOOR LANDING**

via carpeted staircase to landing with loft access and doors to all bedrooms and bathroom.

#### **BEDROOM ONE**

3.00m x 4.21m (9'10" x 13'9")

Overlooking the front aspect with carpeted floor, papered walls and ceiling, fitted wardrobes along one wall, UPVC bay window, and radiator panel.

#### **BEDROOM TWO**

2.90m x 3.85m (9'6" x 12'7")

Rear aspect double bedroom with garden views, carpeted floor, papered walls and ceiling, fitted wardrobes, UPVC window, and radiator panel.

#### **BEDROOM THREE**

2.43m x 5.80m (7'11" x 19'0")

Dual aspect bedroom with eaves storage, Velux windows, carpeted floor, papered walls and ceiling, and radiator panel.

#### **BEDROOM FOUR**

1.74m x 2.33m (5'8" x 7'7")

Front aspect single bedroom, suitable as a guest room or additional workspace, with carpeted floor and radiator panel.

#### **FAMILY BATHROOM**

1.84m x 2.28m (6'0" x 7'5")

Three-piece suite comprising bath with electric shower over, WC, and wash hand basin vanity unit. Obscured UPVC rear window, tiled walls, tile-effect flooring, and towel radiator.

#### **GARAGE**

2.46m x 5.29m (8'0" x 17'4")

With lighting and power. Remote-controlled up and over door.

#### **OUTSIDE**

##### **FRONT**

Off and on road parking available.

##### **REAR**

The property benefits from an enclosed rear garden with lawn, patio, and mature shrubs

#### **TENURE**

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

#### **COUNCIL TAX**

( )

Band F

