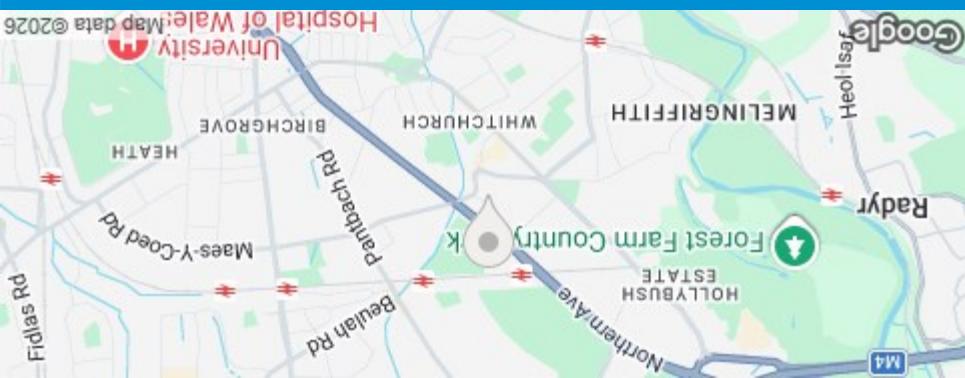


CF15 8AA  
5 Station Road,  
Radyr, Cardiff,  
RADYR BRANCH

CF14 7BQ  
14 Park Road,  
Whitchurch  
WHITCHURCH BRANCH

02920 626 252  
sales@thomaswood.com  
CONTACT

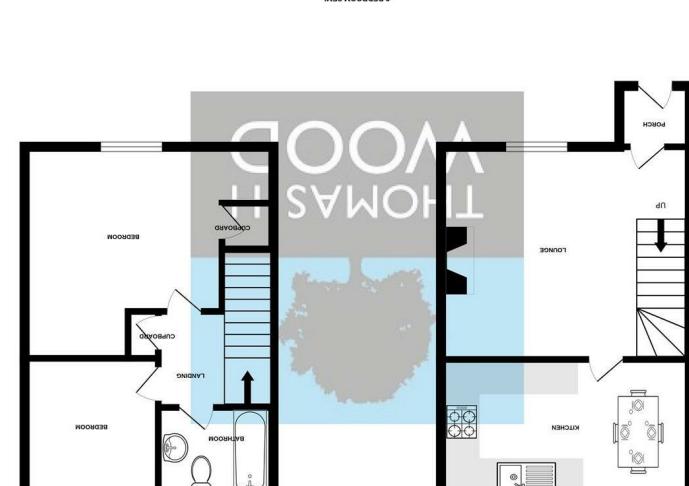
THOMAS H WOOD  

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



1ST FLOOR  
28.7 sq.m (308 sq.ft) approx

GROUND FLOOR  
56.8 sq.m (610 sq.ft) approx

To book a viewing call 02920 626252

thomaswood.com



Ashchurch Row, Heol-Y-Forlan,  
Whitchurch, Cardiff,  
CF14 1BX

THOMAS H WOOD  


Asking Price  
£295,000

No. 7 Ashchurch Row is a well presented two bedroom semi-detached home, situated within the ever-popular Whitchurch area. The property offers well-balanced and practical accommodation, complemented by off-street parking and a private, low-maintenance rear garden.

The ground floor comprises an entrance hall, a generous living room with feature fireplace, and a fitted kitchen/diner with direct access to the rear garden. To the first floor are two bedrooms and a modern bathroom. The property is conveniently located close to the excellent public transport links, highly regarded schools and the excellent local amenities. Whitchurch train station is within walking distance, providing direct access into Cardiff city centre, while the Taff Trail, A470 and M4 are all easily accessible.



#### BATHROOM

5'11" x 5'8"

Fitted with a modern three-piece suite comprising panelled bath with shower over and glass screen, wash hand basin set within vanity unit, low-level WC, heated towel rail, extractor fan, vinyl flooring and obscure uPVC double glazed window.

#### OUTSIDE

##### FRONT

Block paved driveway providing off-street parking, with pathway to the rear garden via timber gate.

##### REAR

An enclosed, low-maintenance garden featuring decked seating areas and a timber storage shed.

##### TENURE

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

##### COUNCIL TAX

Band E



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C

#### ENTRANCE HALL

Accessed via a uPVC glazed door, with tiled flooring, radiator and internal door leading to the lounge.

#### LOUNGE

12'2" x 14'6"

A spacious reception room with front aspect uPVC double glazed window, fitted carpet, coving to ceiling, radiator and useful under-stairs recess.

#### KITCHEN/DINER

7'10" x 14'6"

Fitted with a range of base and wall mounted units with worktops over, stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher, space for fridge/freezer, cooker point with extractor hood, ceramic tiled flooring, radiator, rear aspect uPVC double glazed window and uPVC door providing access to the rear garden, with cupboard housing a renewed Baxi combination boiler.

#### FIRST FLOOR LANDING

With fitted carpet, radiator and access to loft space via pull-down ladder.



## Features

- Well presented two bedroom semi-detached home
- Off-street parking to the front
- Enclosed, low-maintenance rear garden with decked seating
- Gas central heating and double glazing throughout
- Feature fireplace to the living room
- Walking distance to Whitchurch village and train station
- Close to Taff Trail, University Hospital of Wales and Velindre Hospital
- Excellent access to the A470 and M4

#### BEDROOM ONE

9'6" x 13'6"

A front aspect bedroom with uPVC double glazed window, fitted carpet, radiator and built-in over-stairs wardrobe.

#### BEDROOM TWO

8'6" x 8'0"

A rear aspect bedroom with uPVC double glazed window, fitted carpet and radiator.



## Information

- Tenure: Freehold
- Current EPC Rating: C
- Council Tax Band: E
- Potential EPC Rating: C
- Floor Area: 609.00 sq ft

