



11 Felin Fach,  
Whitchurch, Cardiff  
CF14 1NY



£350,000  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 930.40 sq ft**

**Current EPC Rating - D66**

**Potential EPC Rating - C78**



A rare opportunity to acquire this three bedroom semi-detached family home, located on a quiet residential street in the heart of Whitchurch. Offered to the market for the first time in over 70 years, this much-loved property is now in need of modernisation but offers fantastic potential for renovation and extension (subject to planning). Ideally positioned within walking distance of Whitchurch Village, this home is close to highly regarded schools, excellent transport links and a wide range of local amenities. Set on a generous plot, the property benefits from a spacious rear garden, off-road parking, making it ideal for growing families or buyers looking to put their own stamp on a property in this sought-after area. Viewings are recommended. No onward chain.

#### **ENTRANCE HALLWAY**

Entered via a uPVC front door with glazed inserts, stairs to first floor, under-stairs storage cupboard, radiator.

#### **LOUNGE**

10.05m x 4.50m (.16'4" x 14'9")

Front aspect reception room with bay window, fireplace, radiator, and power points.

#### **DINING ROOM**

3.11m x 2.66m (10'2" x 8'8")

Rear aspect with window to the garden,, radiator, and power points.

#### **KITCHEN**

2.93m x 3.16m (9'7" x 10'4")

Fitted with base units and work surfaces, sink with drainer, window to rear aspect, door to side. Walk in pantry.

#### **LANDING**

Via carpeted staircase to landing.

#### **BEDROOM ONE**

3.29m x 4.71m (10'9" x 15'5")

Front aspect double bedroom with bay window, radiator, and power points.

#### **BEDROOM TWO**

4.1m x 2.67m (13'5" x 8'9")

Rear aspect double bedroom overlooking the garden, radiator, and power points.

#### **BEDROOM THREE**

2.81m x 2.54m (9'2" x 8'3")

Front aspect single bedroom with radiator and power points.

#### **BATHROOM**

1.91 x 1.72m (6'3" x 5'7")

Fitted with walk in shower and wash hand basin, window to rear aspect.

#### **OUTSIDE**

##### **FRONT**

Low-maintenance front garden with driveway providing off-road parking and access to outhouse with rear garden access.

##### **REAR?**

A generous and private rear garden, mainly laid to lawn with mature borders. Outhouse building with front and rear access and WC

#### **TENURE**

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

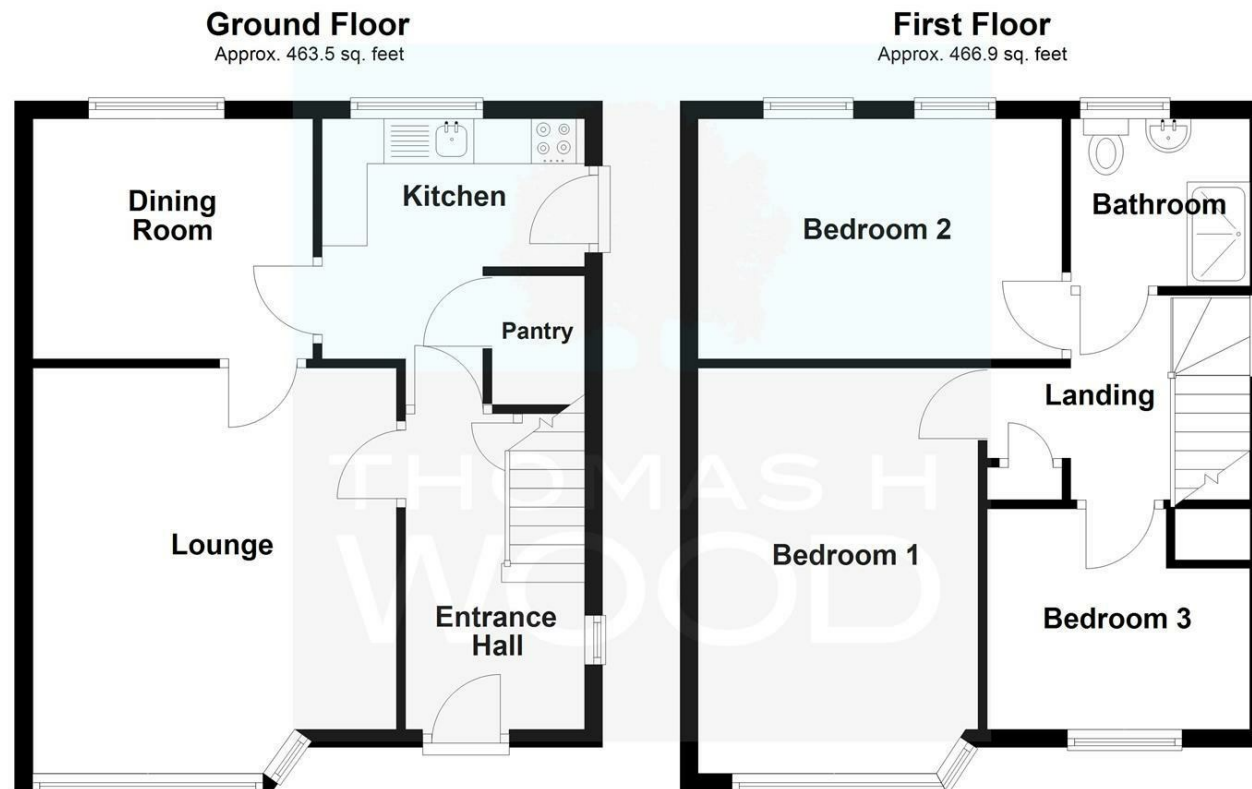
#### **COUNCIL TAX**

Band E









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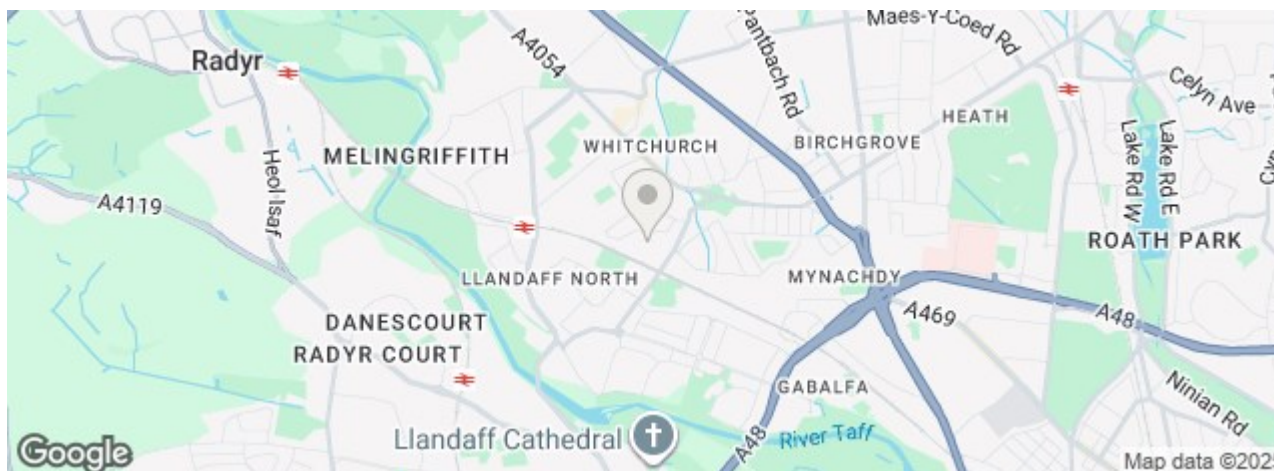
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	