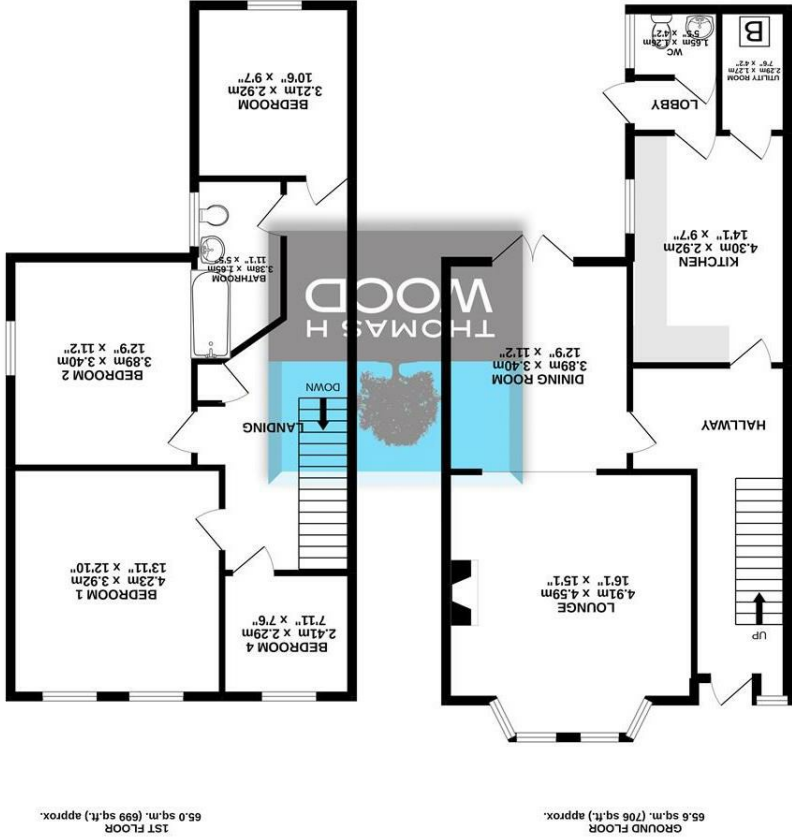


Values shown on this map are intended to provide a general indication of the location of the property and are not intended to be used as a guarantee of accuracy. The network, systems and appliances shown have not been tested and no guarantee is made as to their operation or performance. This plan is for information purposes only and should not be used for any other purpose. The network, systems and appliances shown have not been tested and no guarantee is made as to their operation or performance. This plan is for information purposes only and should not be used for any other purpose.



Energy Efficiency Rating	
Current	Potential
77	88
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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5 Heol Y Forlan,  
Whitchurch, Cardiff  
CF14 1AX

Asking Price £455,000  
House - Semi-Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1281.00 sq ft

Current EPC Rating - C77

Potential EPC Rating - B88



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C

Set in the heart of Whitchurch village, this deceptively spacious four-bedroom family home on Heol Y Forlan occupies a generous corner plot and offers a rare combination of character, space, and exciting potential.

Positioned within walking distance of sought-after schools, independent shops, and fantastic transport links, the property enjoys a highly convenient yet peaceful setting. With impressive proportions throughout, high ceilings, and large gardens to the side and rear, the home presents an outstanding opportunity for those looking to create their forever home. Subject to the necessary planning permissions, there's clear scope to extend the property both outward and upward—whether that's through a rear extension, side return, or loft conversion.

Key Features

- Substantial corner plot with expansive side and rear gardens
- Excellent potential to extend to the side, rear, or into the loft (STPP)
- High ceilings and abundant natural light throughout
- Four generously sized bedrooms
- West-facing rear garden – ideal for sunny afternoons and evening entertaining
- Private driveway
- No onward chain – available for immediate occupation
- Prime Whitchurch location, close to excellent public transport links, highly regarded schools and the excellent local amenities

Externally

The west-facing rear garden is bathed in afternoon and evening sun—perfect for relaxing, gardening or entertaining. The expansive side garden offers further outdoor space rarely found in this location and adds significant potential for future development. A private driveway completes the offering,

ENTRANCE HALLWAY

Via new composite front door to hallway with laminate floor, papered walls, papered ceiling and radiator panel. Stairs to first floor and doors to all rooms.

LOUNGE

4.91m x 4.59m (16'1" x 15'0")  
A spacious reception room overlooking the front aspect of the property. With laminate floor, papered walls, papered ceiling, feature fireplace, radiator panel and UPVC bay window. Open to;

DINING ROOM

3.89m x 3.40m (12'9" x 11'1")  
A further generous reception room with laminate floor, papered walls, papered ceiling, radiator panel and UPVC French doors to rear garden.

KITCHEN

4.30m x 2.92m (14'1" x 9'6")  
A modern high gloss kitchen with a range of wall and base units with contrasting work surfaces. Electric hob with stainless steel extractor over, and one bowl stainless steel sink. Space and plumbing for American style fridge freezer and dishwasher. UPVC window to side with fitted blind. Tiled floor and tiled splash back.

UTILITY CUPBOARD

2.29m x 1.27m (7'6" x 4'1")  
Space and plumbing for washing machine and tumble dryer. Continuation of the tiled floor.

LOBBY

With UPVC door to rear garden and door to;

W.C.

1.65m x 1.26m (5'4" x 4'1")  
With low level WC, pedestal wash hand basin, continuation of the tiled floor and panel radiator.

LANDING

BEDROOM ONE

4.23m x 3.92m (13'10" x 12'10")  
Overlooking the front aspect with carpeted floor, papered walls with picture rail and smooth ceiling. UPVC window and radiator panel.

BEDROOM TWO

3.89m x 3.40 (12'9" x 11'1")  
Overlooking the rear aspect with carpeted floor, papered walls with picture rail and smooth ceiling. UPVC window and radiator panel.

BEDROOM THREE

3.21m x 2.92m (10'6" x 9'6")  
Overlooking the rear aspect with carpeted floor, painted walls and textured ceiling. UPVC window and radiator panel.

BEDROOM FOUR

2.41m x 2.28m (7'10" x 7'5")  
Overlooking the front aspect with carpeted floor, papered walls with picture rail and smooth ceiling with loft access. UPVC window and radiator panel.

BATHROOM

3.38m x 1.65m (11'1" x 5'4")  
A three piece bathroom panelled bath and shower over. Wash hand basin vanity unit with chrome tap. Low level WC, obscure UPVC window, tiled walls and tile effect floor.

OUTSIDE

FRONT  
A low maintenance frontage with decorative stone. Pathway to front door.

REAR  
With patio area and large side lawn and hardstand parking. Brick built perimeters and gate access.

TENURE

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

COUNCIL TAX

Band F



