THOMAS H
WOOD

30 Woodland Road,
Whitchurch, Cardiff
CF14 2BU

Asking Price £347,000
House - End Terrace
3 Bedrooms

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"The perfect Whitchurch opportunity — location, potential, and charm in one"

Set in the heart of vibrant Whitchurch Village, this three-bedroom semi-detached home offers the perfect blend of charm, space, and future potential. With its generous plot, traditional features, and enviable location, it's ideal for those seeking a home they can truly make their own.

From the welcoming hallway and bay-fronted dining room to the sunny rear lounge and kitchen, the ground floor is filled with natural light and character. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable family living.

Outside, the property boasts off-road parking, a garage, and a private rear garden with both lawn and patio — ideal for relaxing or entertaining.

Perfectly placed just a short walk from the bustling village centre, excellent schools, and the superb public transport links, highly regarded schools and the excellent local amenities.

ENTRANCE HALL
Inviting hallway with carpeted staircase to the first floor, original tiled flooring, radiator panel, and doors to all rooms. Useful under-stair storage cupboard.

DINING ROOM
3.48m x 3.68m (11'5" x 12'0")
Elegant bay-fronted reception with UPVC window, wood block flooring, painted walls, papered ceiling with coving, radiator panel with fitted cover. Open archway to:

LOUNGE
3.27m x 3.95m (10'8" x 12'11")
Light-filled living space overlooking the rear garden, with UPVC window, wood block flooring, feature gas fire with surround, radiator panel, and original alcove shelving.

KITCHEN
1.77m x 2.98m (5'9" x 9'9")
Fitted with a range of units and contrasting work surfaces. UPVC window and door to the rear garden, plus additional UPVC side window.

LANDING
Carpeted staircase to landing with UPVC side window, loft access, and doors to all bedrooms and bathroom.

BEDROOM ONE
3.32m x 4.31m (10'10" x 14'1")
Spacious front aspect double bedroom with wooden floor, papered walls, papered ceiling with coving, fitted wardrobe, UPVC window, and radiator panel.

BEDROOM TWO
3.41m x 3.41m (11'2" x 11'2")
Rear aspect double bedroom overlooking the garden. Carpeted floor, painted walls, papered ceiling with coving, fitted wardrobe, UPVC window, and radiator panel.

BEDROOM THREE
1.86m x 2.79m (6'1" x 9'1")
Front aspect single bedroom with carpeted floor, painted walls, papered ceiling with coving, UPVC window, and radiator panel.

FAMILY BATHROOM
1.83m x 2.32m (6'0" x 7'7")
Three-piece suite comprising bath with shower over, wash hand basin, and WC. Fully tiled walls, tile-effect flooring, cupboard housing Worcester combination boiler, UPVC rear window, and chrome towel radiator.

OUTSIDE
FRONT
Attractive block-paved driveway with parking for two vehicles, lawned area, and gated side driveway leading to the garage and rear garden.
REAR
A private and enclosed garden with both patio and lawned areas, perfect for outdoor dining or play. Outbuilding and detached single garage with power.

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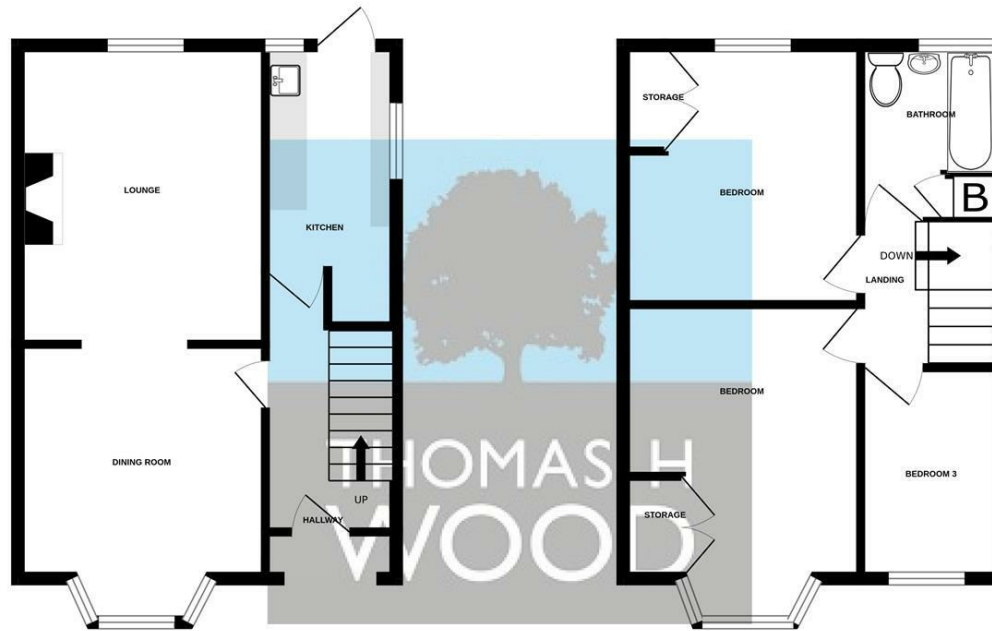This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band E

GROUND FLOOR
35.5 sq.m. (382 sq.ft.) approx.

1ST FLOOR
36.0 sq.m. (388 sq.ft.) approx.

LOUNGE

KITCHEN

DINING ROOM

HALLWAY

UP

STORAGE

BEDROOM

DOWN

LANDING

BATHROOM

B

BEDROOM

BEDROOM 3

STORAGE

3 BED END OF LINK

TOTAL FLOOR AREA : 71.5 sq.m. (770 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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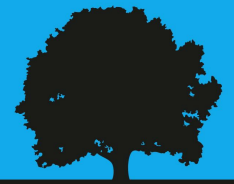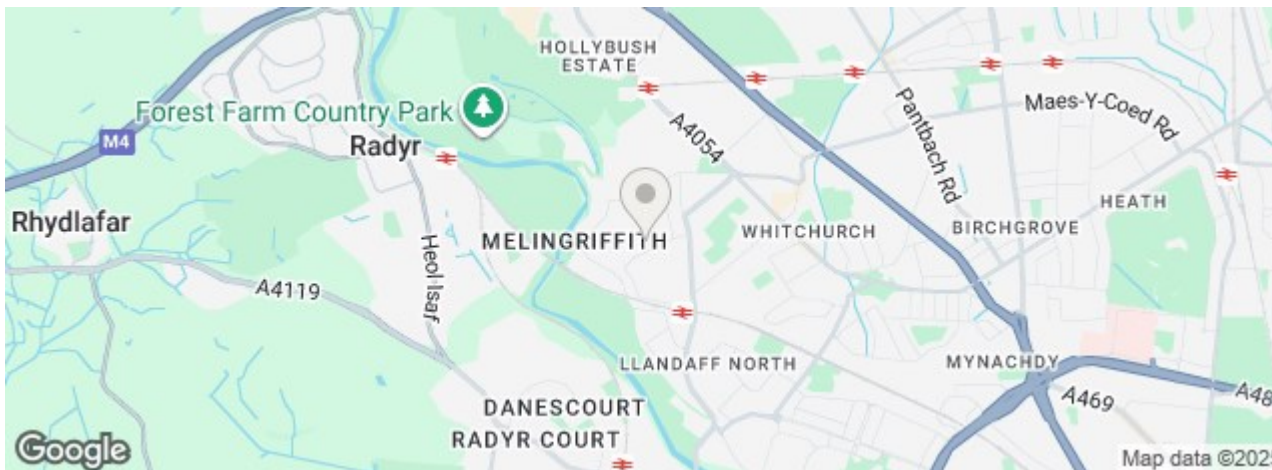
Energy Efficiency Rating

	Current	Potential
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		

England & Wales EU Directive 2002/91/EC

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