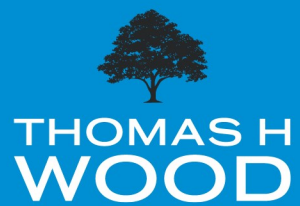




Ash Grove,
Whitchurch, Cardiff,
CF14 1BE



Asking Price
£350,000

3 Bedrooms
House - Semi-Detached

A much-loved traditional 1930s three-bedroom semi-detached family home, positioned in a highly regarded Whitchurch location and enjoying a lovely rear aspect with direct access onto Caedelyn Park.

The property has been in the same family since it was built and, as a result, this is the first time it has come to the open market. It has clearly been well cared for over the years, but now offers excellent potential for modernisation and improvement throughout, making it an ideal opportunity for buyers looking to create a home to their own taste. Ashgrove Road is conveniently placed for Whitchurch Village, with its range of local shops, cafés, restaurants, schools and amenities. The area is also well served by public transport links, nearby railway stations, access to the A470, M4 corridor and Cardiff city centre, making it a highly practical and popular residential location.

The accommodation briefly comprises entrance hallway, two separate reception rooms, kitchen, three bedrooms and bathroom. Outside, there are gardens to the front and rear, driveway parking, a detached garage and a rear gate providing direct access onto Caedelyn Park.



ENTRANCE HALLWAY

Entered via a UPVC panelled front door. Radiator. Stained glass window to the front. Stairs rising to the first floor.

FRONT RECEPTION ROOM

[12'1" x 14'1" into bay](#)

UPVC double glazed bay window to the front. Electric coal-effect fire with stone surround and hearth.

REAR RECEPTION ROOM

[12'5" x 15'5" into bay](#)

UPVC double glazed bay window to the rear overlooking the garden. Radiator. Coal-effect gas fire with back boiler.

KITCHEN

[5'8" x 17'8"](#)

Fitted with a range of wall and floor units. Stainless steel sink and drainer with chrome taps. Part wood cladding and tiled splashbacks to walls. Pantry under the stairs. Radiator. Door to storage cupboard, previously the original coal room. UPVC panelled door leading to the rear garden.

FIRST FLOOR



Features

- Traditional 1930's Semi-detached
- First Time To Open Market
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking & Garage
- Front & Rear Gardens with Direct Access to Caedelyn Park
- Excellent Potential For Renovation
- Excellent Transport Links, Close to Whitchurch Village
- No Onward Chain

LANDING

UPVC double glazed window to the side with inset stained glass detail. Access to bedrooms and bathroom.

BEDROOM ONE

[12'1" x 14'1" into bay](#)

UPVC double glazed bay window to the front. Radiator. Wood laminate flooring.

BEDROOM TWO

[12'1" x 13'1"](#)

UPVC double glazed window to the rear. Built-in cupboards housing the hot and cold water tank.



BEDROOM THREE

6'0" x 9'0"

UPVC double glazed window to the front. Radiator. Picture rail.

BATHROOM

5'10" x 6'2"

Three-piece suite comprising low-level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with electric shower over. Tiled walls. The bathroom is now in need of modernisation.

OUTSIDE**FRONT GARDEN**

Garden area to the front with driveway providing off-road parking and access to the detached garage.

REAR GARDEN

A pleasant rear garden backing directly onto Caedelyn Park. Patio area leading onto a lawned garden with mature shrubs and bushes. Garden shed. Pathway leading to a rear gate opening onto the park. There is also access to an outside WC.

DETACHED GARAGE

Single detached garage with up-and-over door and electric. Side access door from the garden.

TENURE

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

COUNCIL TAX

Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1018.30 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



1 BATHROOMS

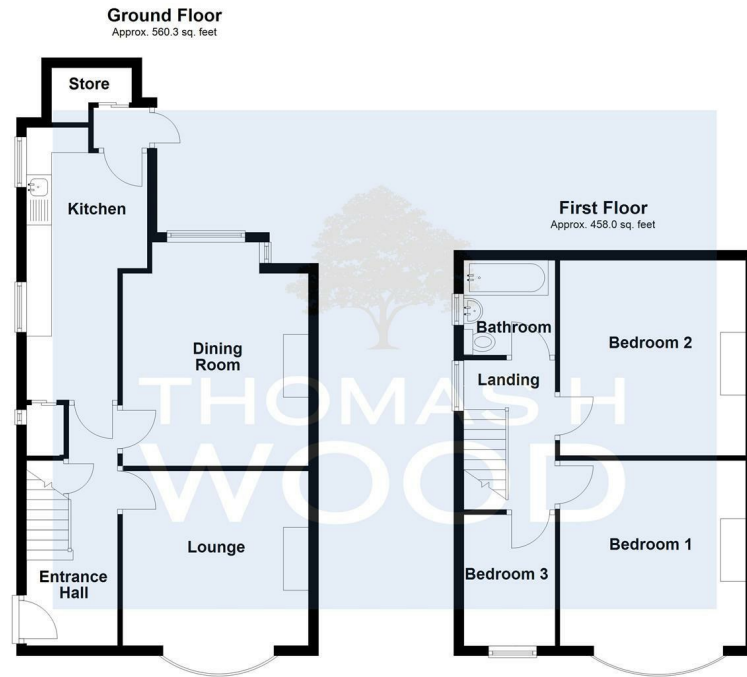


2 RECEPTION ROOMS



ENERGY RATING:



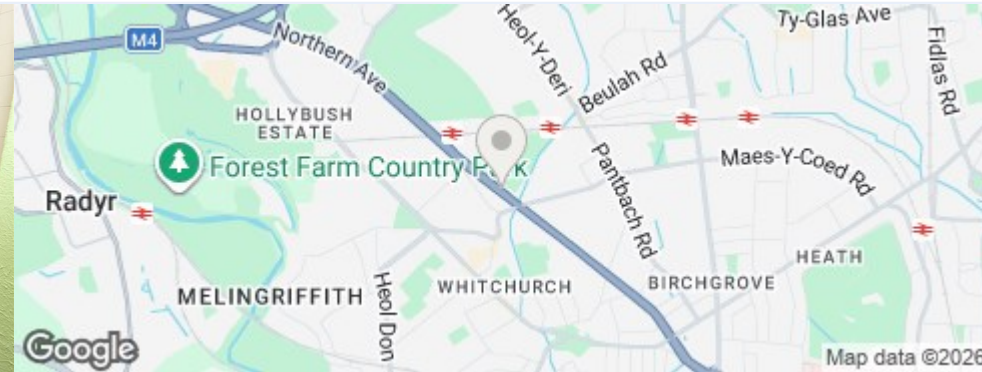


Total area: approx. 1018.3 sq. feet



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

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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