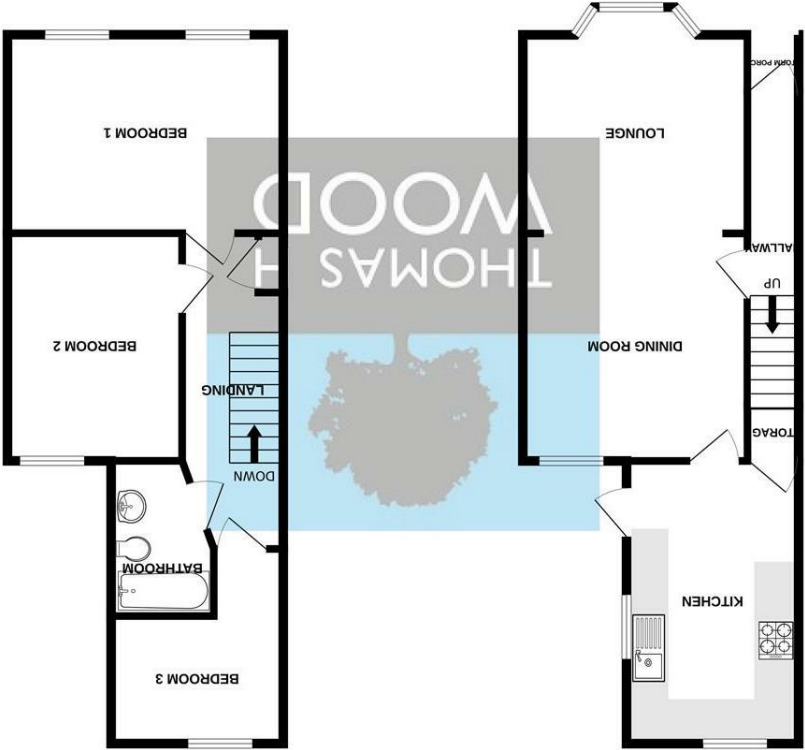


While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or energy use given.

TOTAL FLOOR AREA : 82.0 sq.m. (883 sq.ft.) approx.



GROUND FLOOR
41.4 sq.m. (445 sq.ft.) approx.

1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		
85		
68		

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23 Wauntreoda Road,
Whitchurch, Cardiff
CF14 1HS

£325,000
House - Mid Link Terrace
3 Bedrooms

Tenure - Freehold

Floor Area - 883.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - B85



This beautifully presented, three bedroom, bay-fronted Victorian mid-terraced property is ideally located in the heart of Whitchurch. Offering spacious and stylish accommodation that blends modern touches with traditional charm, the home features an entrance hall, an open-plan living and dining room, a modern kitchen. Upstairs, you'll find three generously proportioned bedrooms and a superb family bathroom. Additional benefits include uPVC windows, a modern combination boiler, and a charming rear garden. The property is situated close to excellent transport links to the City Centre and Whitchurch village, with highly regarded primary and secondary schools nearby. Viewing is highly recommended to fully appreciate this fantastic home.

ENTRANCE HALL

Entered via a half obscure glazed UPVC front door to hallway. Original tiled floor, painted walls and textured ceiling with coving. Stairs rising to the first floor. Door to:

DINING ROOM

3.61m x 3.45m (11'10" x 11'3")

With light oak laminate floor, upvc double glazed window to the rear and door through to the kitchen. A bright and generous room, tastefully decorated with smooth ceiling with coving and tiled open fireplace and radiator with TRV. Opening to:

LOUNGE

3.84m x 3.40m (12'7" x 11'1")

With light oak laminate floor low level storage cupboard to the side of chimney breast, tiled open fireplace with oak beam. Painted walls and smooth ceiling with coving. UPVC double glazed bay window with fitted blinds to the front.

KITCHEN

4.44m x 2.69m (14'6" x 8'9")

A modern and well-appointed kitchen with light oak effect LVT flooring. With and a range of matching wall and floor level units, oak effect work surface over and stainless steel sink with drainer and chrome tap. Electric oven with 4 ring gas hob over and stainless steel extractor fan over. Space for fridge/freezer and washing machine. Useful under stair storage cupboard. Wall mounted, combination boiler and UPVC double glazed window to the side and rear. UPVC door to rear garden.

FIRST FLOOR

LANDING

With fitted carpet, access hatchway to the loft and doors to all rooms. Useful storage cupboard.

BEDROOM ONE

4.48m x 3.10m (14'8" x 10'2")

A generous master bedroom overlooking the front aspect of the property. With fitted carpet, papered featured wall, painted walls, textured ceiling with coving and 2 upvc double glazed windows with fitted blinds. Mirrored wardrobes along one side and radiator with TRV.

BEDROOM TWO

3.50m x 2.74m (11'5" x 8'11")

A further double bedroom overlooking the side aspect of the property. With fitted carpet, feature panelled and painted walls and smooth ceiling with coving. Upvc double glazed window with fitted blind and radiator with TRV.

BEDROOM THREE

2.66m x 2.39 (8'8" x 7'10")

A generous single room with fitted carpet, painted walls and smooth ceiling with coving. Upvc double glazed window with fitted blind to the rear and radiator with TRV.

BATHROOM

2.41m x 1.71m (7'10" x 5'7")

Modern and recently renewed bathroom with tiled effect laminate floor and tiled walls. 3 piece suite comprising: panelled bath with electric shower over, sink with chrome tap set and low level WC. Radiator panel and obscure upvc double glazed window to the side.

OUTSIDE

FRONT GARDEN:

Area laid to patio slabs with low brick boundary wall to the front.

REAR GARDEN:

An enclosed rear garden with patio area sand laid lawn. Timber perimeter fencing and shed. Gate leading to rear lane.

TENURE

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

COUNCIL TAX

Band E

