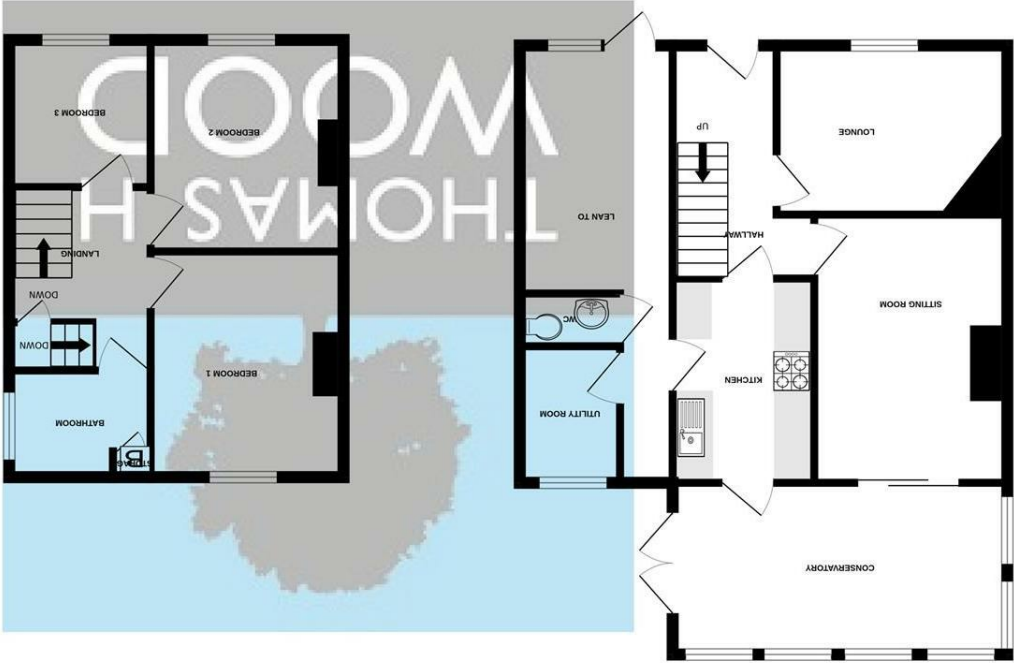


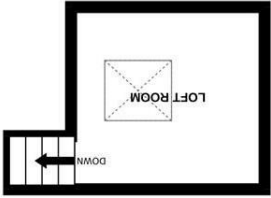
**TOTAL FLOOR AREA : 100.3 sq.m. (1079 sq.ft.) approx.**

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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GROUND FLOOR  
59.5 sq.m. (641 sq.ft.) approx.



2ND FLOOR  
8.6 sq.m. (93 sq.ft.) approx.

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
64		78

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

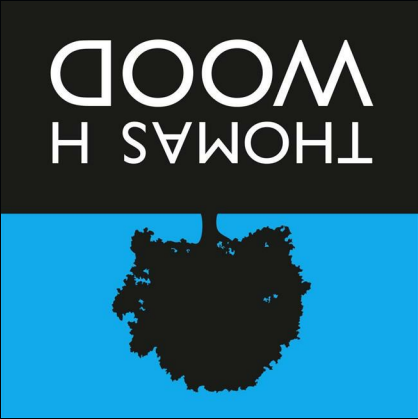
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT







45 Heol Chappell,  
Whitchurch, Cardiff  
CF14 2DB



Asking Price £335,000  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1079.00 sq ft

Current EPC Rating - D64

Potential EPC Rating - C78



3



2



2



D

\*\*\*\*\*LARGE THREE BED SEMI DETACHED PROPERTY WITH LOFT ROOM\*\*\*\*\* A spacious three bedroom, plus loft room family residence, ideally located on Heol Chappell in the popular village of Whitchurch. The property is close to a variety of shops and community facilities in Whitchurch village, including Asda and Tesco Extra. Local amenities include a public library, parks, and sports clubs (golf, tennis, and bowls), as well as the Glamorgan Canal Nature Reserve and the Taff Trail. Families have access to excellent English and Welsh medium schools for children of all ages. Public transport is convenient, with regular buses to Cardiff City Centre and nearby train stations at Whitchurch and Llandaff North. Junction 32 of the M4 motorway is easily accessible. The property offers spacious living areas, including a lounge, sitting room, conservatory, kitchen, utility room with WC. Upstairs there are three good size bedrooms, family bathroom and access to the loft room via the paddle staircase. This is an Ideal family purchase and for those who are looking for a well-proportioned home with excellent potential. Viewings are highly recommended. To be sold with no onward chain.

**ENTRANCE HALLWAY**

Enter into hallway. Staircase leading to first floor with under stair storage. Textured walls and ceilings with central light pendant and carpeted. Access to lounge, sitting room and kitchen.

**LOUNGE**

3.76m x 2.96m (12'4" x 9'8")  
Overlooking the front aspect, with painted walls and textured ceilings with central light pendant and laminate flooring. Upvc double glazed window to front.

**SITTING ROOM**

4.51m x 3.03m (14'9" x 9'11")  
Feature fire place and surround. walls and ceilings with central light pendant with laminate flooring. Upvc double glazed sliding doors leading to conservatory.

**CONSERVATORY**

2.86m x 5.35m (9'4" x 17'6")  
Smooth wall with tiled flooring and Upvc double glazed surround. Upvc double glazed French doors to side leading to rear garden.

**KITCHEN**

3.40m x 2.22m (11'1" x 7'3")  
Fitted with a range of base and eye level units with contrasting worktops over. Inset stainless steel sink unit. Free standing cooker and hob. Space for under counter fridge/freezer and dish washer. Built in breakfast bar with seating for two. Tiled floors with smooth ceiling and two light pendants. Upvc double doors leading to conservatory and lean to.

**UTILITY ROOM**

2.68m x 1.57m (8'9" x 5'1")  
Fitted base units with worktops over incorporating stainless steel sink unit plus drainer. Space for washing machine, chest freezer and tumble dryer. Shelving to finish for additional storage. Upvc double glazed obscure window to rear.

**CLOAKROOM**

1.38m x 1.98m (4'6" x 6'5")  
Fitted with a traditional two piece suite comprising WC and wash hand basin. Smooth walls and ceilings with central light pendant and tiled flooring.

**LEAN TO**

7.94m x 2.56m (26'0" x 8'4")  
Complete with central heating with UUPVC double glazed door leading to front and rear. UPVC double glazed window to front. Smooth walls and ceiling with spot lighting and concrete flooring. Door leading to utility room and cloakroom. The front proportion offers superb potential for conversion to a study.

**LANDING**

Access to all first floor rooms and loft rooms. Upvc double glazed window to side. Textured walls and ceilings with central light pendant

**BEDROOM ONE**

3.45m x 3.94m (11'3" x 12'11")  
Textured walls and ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

**BEDROOM TWO**

3.53m x 3.12m (11'6" x 10'2")  
Textured walls and ceiling with central light pendant and carpeted flooring. Built in hanging rail with over head storage. Upvc double glazed window to front.

**BEDROOM THREE**

2.64m x 2.62m (8'7" x 8'7")  
Textured walls and ceiling with central light pendant and carpeted flooring. Built in storage cupboard over the stairs. Upvc double glazed window to front.

**BATHROOM**

2.03m x 2.64m (6'7" x 8'7")  
Fitted with a traditional three piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls with Vinyl flooring and smooth ceilings with central light pendant. Upvc double glazed obscure window to side. Built in storage cupboard housing combi boiler with additional shelving for storage.

**LOFT ROOM**

3.69m x 3.94m (12'1" x 12'11")  
Smooth walls and ceilings with spot lighting with carpeted flooring. Double glazed large skylight window to front. Built in storage in the eaves.

**GARDEN ROOM**

7.14m x 2.42m (23'5" x 7'11")  
Complete with lighting with a sliding door for access. This offers superb potential for conversion to a home office.

**OUTSIDE**

**FRONT**  
Block paved driveway to front with parking for two plus cars with the remainder of the garden laid to lawn.

**REAR**  
Mostly laid to lawn with a paved patio area. Access to the garage.

**TENURE**

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

**COUNCIL TAX**

Band E



