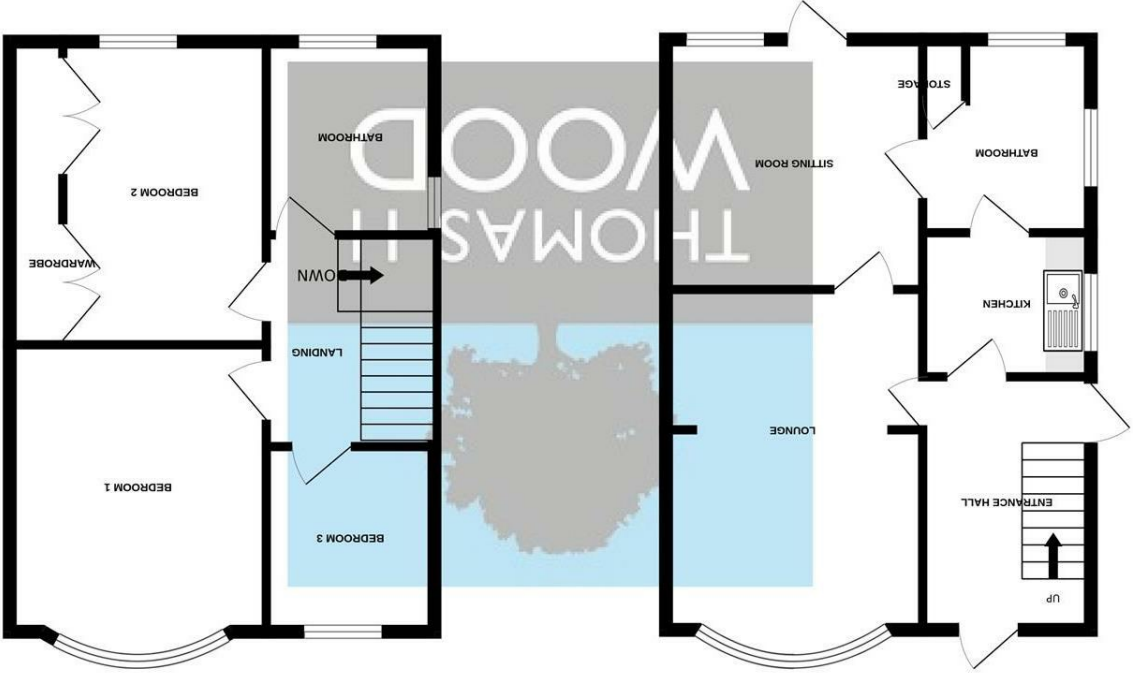


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by way of prospective purchase. 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
42.7 sq.m. (460 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.

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

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3 Kenfig Road,
Whitchurch, Cardiff
CF14 1HX

£375,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 912.00 sq ft

Current EPC Rating - D68

Potential EPC Rating - C76

****THREE BEDROOM SEMI DETACHED - CLOSE TO HEATH HOSPITAL****

Situated in Whitchurch and just a short walk from the University Hospital of Wales, this extended three-bedroom semi-detached home offers spacious and versatile living ideal for families, professionals, or those seeking easy access to the city and surrounding amenities.

This well-maintained property has been extended to the rear, creating generous ground floor living accommodation. The entrance hall leads to a bright and spacious through lounge with bay window, there is a comfortable sitting room overlooking the garden, alongside a ground floor bathroom and fitted kitchen, Upstairs offers three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a private rear garden, ideal for summer dining, along with a driveway to the front providing off-road parking and garage.

Located within easy reach of excellent local schools, Whitchurch village amenities, public transport links, and road access to the A48/M4 corridor, this is a superb opportunity to purchase a home in a highly sought-after and convenient Cardiff suburb.

No onward chain.

GROUND FLOOR

ENTRANCE

Via UPVC glazed door to the front of the property. To spacious hallway with wood block flooring. Useful storage and doors to all rooms.

LOUNGE/DINER

3.65m x 6.99m (11'11" x 22'11")

Overlooking the front aspect with wood block floor, painted walls and papered ceiling. UPVC bay window and radiator panel.

SITTING ROOM

2.67m x 4.25m (8'9" x 13'11")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. UPVC French doors to garden. Radiator panel.

KITCHEN

2.07m x 2.79m (6'9" x 9'1")

With a range of wall and base units with complimentary work surfaces over. Gas hob, extractor and oven. Stainless steel sink and drainer. Wall mounted combination boiler and space for fridge freezer. Tiled splash backs, and tiled floor. UPVC window to side.

BATHROOM

2.31m x 2.87m (7'6" x 9'4")

A three-piece suite with low level WC, pedestal wash hand basin and bath with chrome mixer shower over. Tiled walls and linoleum floor. UPVC window to side and rear. Cupboard with space and planning for a washing machine. Radiator panel.

FIRST FLOOR

Spacious landing, carpeted staircase, UPVC window to side.

BEDROOM ONE

3.21m x 4.19m (10'6" x 13'8")

Overlooking the front aspect with carpeted floor, papered walls and papered ceiling. UPVC bay window and radiator panel.

BEDROOM TWO

3.33m x 3.93m (10'11" x 12'10")

Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side. UPVC window and radiator panel.

BEDROOM THREE

2.17m x 2.62m (7'1" x 8'7")

UPVC window to front, radiator.

BATHROOM

2.51m x 2.17m (8'2" x 7'1")

A three-piece suite with low level WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and linoleum floor. UPVC window to side and rear. Radiator panel.

OUTSIDE

Garden accessed via sitting room and side gate off driveway. Driveway and garage.

TENURE

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

COUNCIL TAX

Band C



