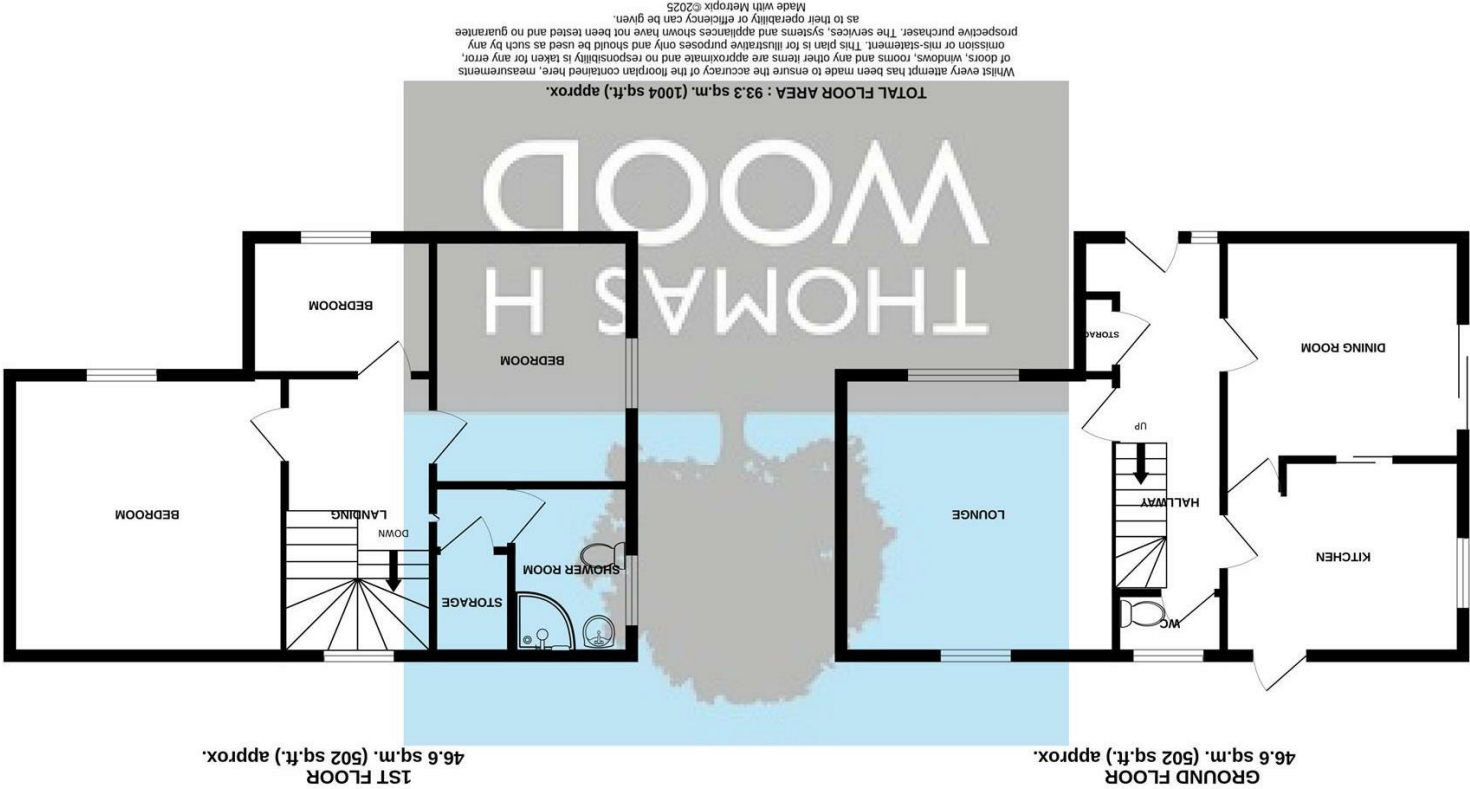


England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	
Energy Efficiency Rating		
56		
82		



www.thomashwood.com

WEBSITE

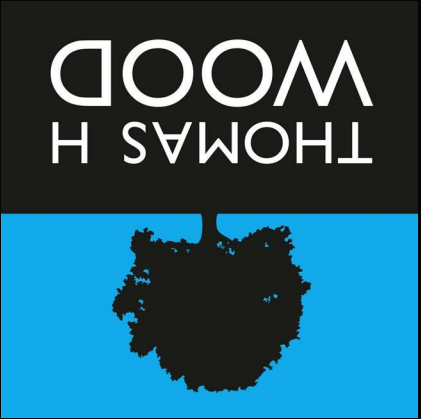
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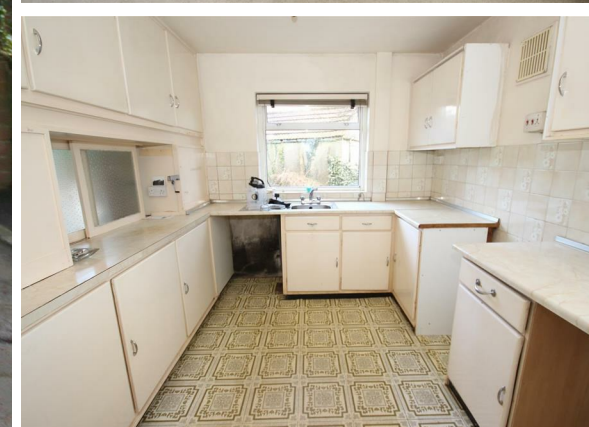
TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





41 Heol Pentwyn,
Whitchurch, Cardiff
CF14 7DD

Asking Price £350,000
House - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - sq ft

Current EPC Rating - D56

Potential EPC Rating - B82



A rare opportunity to purchase this three bedroom detached property, located on Heol Pentwyn in Whitchurch. The property is in need of full refurbishment and is offered for sale with no onward chain. Occupying a sizeable front and side gardens, with garage and outbuilding. The property briefly comprises, entrance hallway, lounge, dining room, kitchen and WC. To the first floor, there are three bedrooms and a shower room. Viewings are encouraged to appreciate the potential of this exciting opportunity.

HALLWAY

A spacious entrance hallway with carpeted floor and papered walls. Storage cupboard, doors to all room and stairs to first floor.

LOUNGE

3.94m x 4.02m (12'11" x 13'2")

Carpeted floor, papered walls and UPVC window with secondary glazing. Gas fire and radiator.

DINING ROOM

3.43m x 3.19m (11'3" x 10'5")

Carpeted floor, papered walls and UPVC sliding doors and radiator.

KITCHEN

3.43m x 2.82m (11'3" x 9'3")

UPVC window to side and UPVC door to the rear garden. Wall and base units plus stainless steel sink.

W.C.

1.87m x 0.87m (6'1" x 2'10")

Low level WC and UPVC window.

LANDING

A spacious landing with picture window and large storage cupboard with combination boiler. Doors to all rooms. Loft access.

BEDROOM ONE

3.85m x 4.03m (12'7" x 13'2")

Carpeted floor, papered walls and fitted wardrobes. UPVC window and secondary glazing to the front.

BEDROOM TWO

2.77m x 3.88 (9'1" x 12'8")

Carpeted floor, papered walls. UPVC window and secondary glazing to the side.

BEDROOM THREE

2.88m x 2.30m (9'5" x 7'6")

Carpeted floor, papered walls and fitted wardrobes. UPVC window and secondary glazing to the front.

SHOWER ROOM

2.11m x 1.72m (6'11" x 5'7")

Shower cubicle, wash hand basin and low level WC. UOVC window to the side.

OUTSIDE

FRONT

A large frontage with laid lawn, garage and outbuilding.

REAR

A courtyard garden with laid patio.

TENURE

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

COUNCIL TAX

Band

