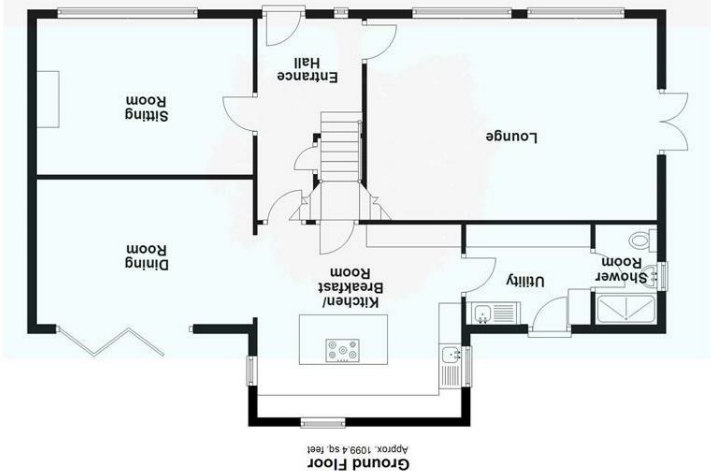
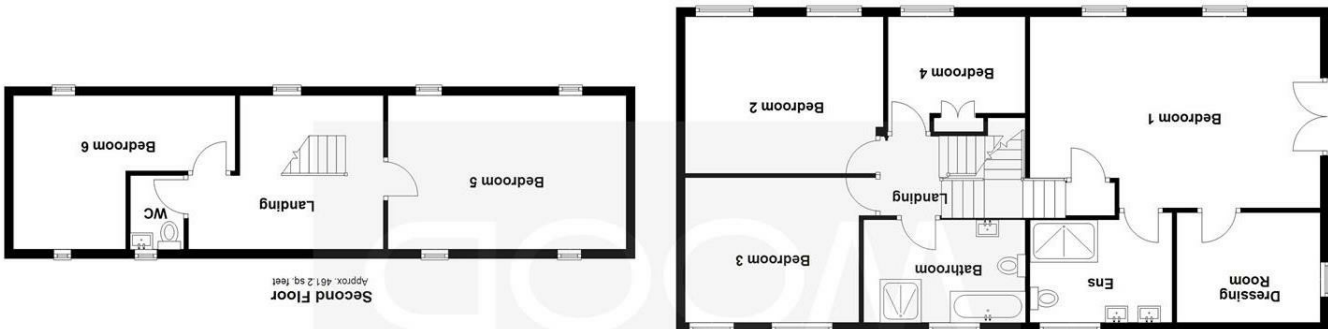


Total area: approx. 2595.8 sq. feet



Energy Efficiency Rating	
Potential	Current
81	79
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	
EU Directive 2002/91/EC	
England & Wales	

CONTACT

EMAIL

sales@thomashwood.com

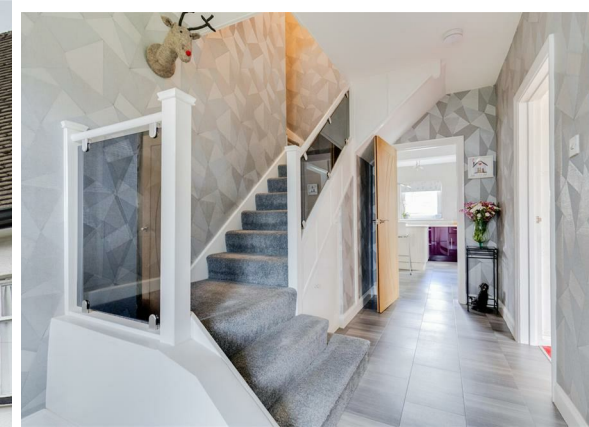
TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com





24 Cradoc Road,
Whitchurch, Cardiff
CF14 1HQ

£675,000
House - Semi-Detached
6 Bedrooms

Tenure - Freehold

Floor Area - 2595.80 sq ft

Current EPC Rating - C79

Potential EPC Rating - B81



A truly exceptional and immaculately presented six-bedroom semi-detached family home, occupying a generous plot with wrap-around gardens, a detached single garage and extensive living space across three beautifully appointed floors. Located on the ever-popular Cradoc Road in Whitchurch, this outstanding home has been thoughtfully extended with a double-storey side addition and a full loft conversion to create a spacious and highly versatile living environment.

The accommodation is ideally suited to growing families, home-working professionals, or multi-generational living – offering a superb blend of modern style and practical space. Just a short walk from Whitchurch village and close to the excellent public transport links, highly regarded schools and the excellent local amenities, this home is a rare opportunity in a sought-after location.

ENTRANCE HALL

A welcoming and spacious hallway with Amtico vinyl, understairs storage, and access to the main reception rooms.

LOUNGE

6.46m x 4.26m (21'2" x 13'11")

A generous and bright reception room with French doors opening to the raised decking area, large UPVC picture windows to the front, carpeted flooring, papered feature wall, wall lights and vertical radiators.

SITTING ROOM

4.83m x 3.47m (15'10" x 11'4")

A charming additional reception space with feature fireplace, carpeted flooring, papered walls with picture rail, UPVC window and radiator panel.

OPEN-PLAN KITCHEN/BREAKFAST ROOM

4.47m x 4.29m (14'7" x 14'0")

A stunning modern kitchen with central island, ample storage and integrated appliances. A perfect open-plan area for cooking, dining and entertaining. Stainless steel sink and UPVC windows to the rear. Open plan to;

DINING ROOM

4.85m x 3.09m (15'10" x 10'1")

A spacious dining area with Amtico vinyl, papered feature wall and bifolding doors opening to the rear patio and garden.

UTILITY ROOM

2.78m x 2.22m (9'1" x 7'3")

Practical utility space with plumbing, work surfaces, extra storage and direct access to the ground floor shower room and garden.

SHOWER ROOM WITH W.C.

1.45m x 2.18m (4'9" x 7'1")

A stylish fully tiled suite comprising walk-in shower, WC and wash hand basin.

FIRST FLOOR

Via carpeted staircase to a generous split-level landing providing access to four well-proportioned bedrooms and the family bathroom. Stairs continue to the second floor.

MASTER BEDROOM

6.47m x 4.43m (21'2" x 14'6")

A large and luxurious principal bedroom featuring a Juliette balcony, two vertical radiators, UPVC windows, and access to a walk-in wardrobe and private en-suite.

WALK-IN-WARDROBE

3.41m x 2.24m (11'2" x 7'4")

Carpeted flooring, painted walls, UPVC window and radiator panel.

EN-SUITE

2.22m x 3.41m (7'3" x 11'2")

A high-spec three-piece suite with fully tiled walk-in shower, WC and double vanity wash hand basin. UPVC window and radiator panel.

BEDROOM TWO

3.48m x 4.42m (11'5" x 14'6")

Front aspect – Spacious double with carpeted floor, papered feature wall, ample room for storage, UPVC windows and radiator panel.

BEDROOM THREE

4.25m x 3.08m (13'11" x 10'1")

Rear aspect – A well-sized double with carpeted floor, papered feature wall, UPVC window and radiator panel.

BEDROOM FOUR

2.95m x 2.52m (9'8" x 8'3")

Front aspect – Single bedroom or study with carpeted floor, papered feature wall, slimline storage cupboard, UPVC window and radiator panel.

FAMILY BATHROOM

3.25m x 2.20m (10'7" x 7'2")

A contemporary family bathroom comprising jacuzzi bath, walk-in shower, vanity wash basin and WC. Fully tiled walls and floor, vertical radiator and UPVC window.

SECOND FLOOR LANDING

Accessed via carpeted stairs, offering a spacious landing area with a run of sliding doors for excellent built-in storage.

BEDROOM FIVE/CINEMA ROOM

5.20 x 3.42m (17'0" x 11'2")

Velux windows – A large double bedroom currently used as a home cinema, with carpeted flooring, radiator panel and roofline windows. (Cinema equipment negotiable).

BEDROOM SIX/GYM

4.95m x 3.44m (16'2" x 11'3")

Velux windows – A flexible and airy space perfect as a sixth bedroom, gym, office or nursery. Carpeted floor and radiator panel.

W.C.

1.17m x 1.60m (3'10" x 5'2")

A modern upper floor WC with low-level toilet, vanity wash hand basin, Velux window and chrome towel radiator.

OUTSIDE

The property benefits from wrap-around gardens, including a low-maintenance front garden with driveway parking and a detached single garage.

The rear garden is landscaped with a west-facing lawn, patio, and raised decking area – perfect for outdoor entertaining. Mature hedging provides excellent privacy, with access available directly from both the lounge and utility room.

TENURE

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

COUNCIL TAX

Band F

