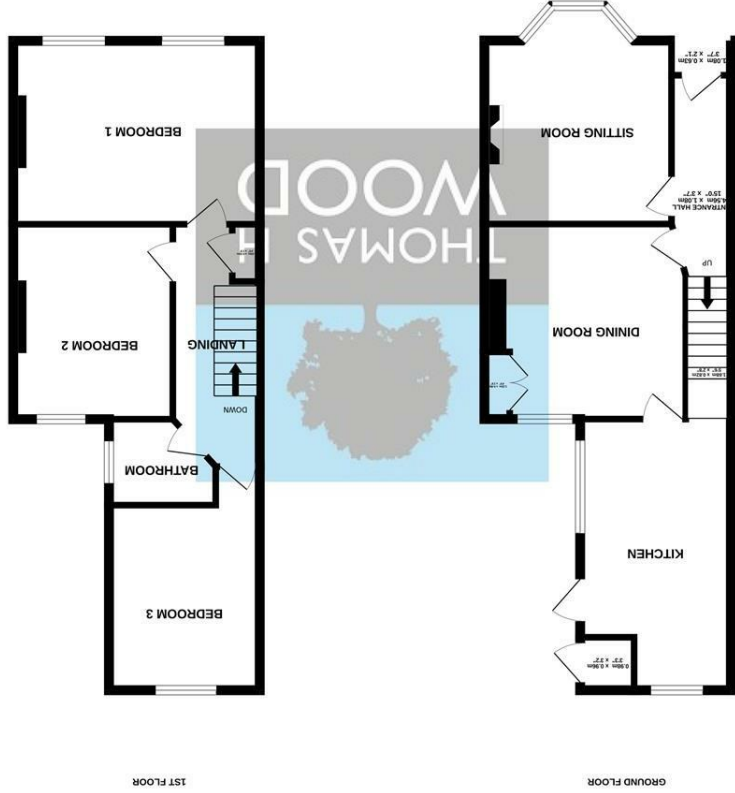


England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		(1-20)
F		(21-28)
E		(29-54)
D		(55-68)
C		(69-80)
B		(81-91)
A		(92 plus)
Very energy efficient - lower running costs		
Current	66	
Potential	88	

Walls every second have been made to ensure the accuracy of the floor area measurement. All other walls, corners and other items are approximate and do not contribute to the final floor area. The area shown on the drawing is the area of the floor area measurement. The area shown on the drawing is the area of the floor area measurement. The area shown on the drawing is the area of the floor area measurement. The area shown on the drawing is the area of the floor area measurement.

TOTAL FLOOR AREA : 88.4 sq.m (951 sq.ft) approx.



CONTACT

EMAIL

sales@thomashwood.com

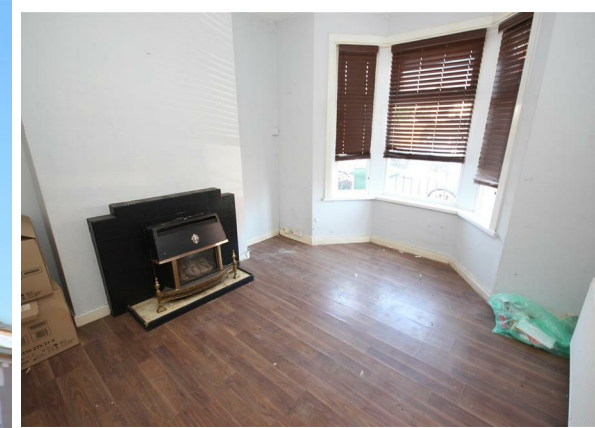
TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com





8 Violet Place,  
Whitchurch, Cardiff  
CF14 1HT

Asking Price £275,000  
House - Terraced  
3 Bedrooms

**Tenure - Freehold**

**Floor Area - 951.00 sq ft**

**Current EPC Rating - D66**

**Potential EPC Rating - B88**

Charming 3-Bedroom Mid-Terrace Home in the Heart of  
Whitchurch – Packed with Potential

Welcome to 8 Violet Place, a well-positioned three-bedroom mid-terrace home offering an exciting opportunity to modernise and make your own. Set within the highly desirable and vibrant community of Whitchurch, this property combines location, space, and potential—perfect for first-time buyers, families, or investors.

Inside, the home features a traditional layout with three bedrooms, a spacious living area, and kitchen, offering plenty of scope for reconfiguration or extension (subject to planning).

With a little vision, this house could be transformed into a stylish, modern home in one of Cardiff's most sought-after areas. Outside, a private rear garden offers the perfect canvas for outdoor living or future landscaping projects.

#### **ENTRANCE HALL**

( )

Via composite front door, wood block floor, painted walls, papered ceiling with coving, dado rail, stairs rising to first floor and doors to all rooms.

#### **LOUNGE**

3.40m x 3.89m (11'1" x 12'9")

Wood floor UPVC bay fronted window and radiator.

#### **SITTING ROOM/DINER**

3.52m x 3.49m (11'6" x 11'5")

Wood block floor, UPVC window to rear and radiator with TRV.

#### **KITCHEN**

2.68m x 5.10m (8'9" x 16'8")

A generous space with UPVC window to side aspect and UPVC doors to rear garden.

#### **LANDING**

Via carpeted staircase to landing, Loft access hatch with pull down ladder. Dado rail, and built in cupboard.

#### **BEDROOM ONE**

4.48m x 3.19m (14'8" x 10'5")

An excellent size double bedroom overlooking the front aspect with, UPVC windows and radiator.

#### **BEDROOM TWO**

2.31m x 3.45m (7'6" x 11'3")

Overlooking the side and rear aspect with, UPVC window and radiator.

#### **BEDROOM THREE**

2.71m x 3.29m (8'10" x 10'9")

Overlooking the rear aspect with, UPVC window and radiator.

#### **BATHROOM**

1.87m x 1.48m (6'1" x 4'10")

A three piece suite comprising: Panelled bath with electric shower over, pedestal wash hand basin and low level W.C.

#### **OUTSIDE**

##### **FRONT GARDEN**

Enclosed forecourt with low level wall and storm porch.

##### **REAR GARDEN**

With patio area leading to gated access to the lane.

#### **TENURE**

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

#### **COUNCIL TAX**

Band E





