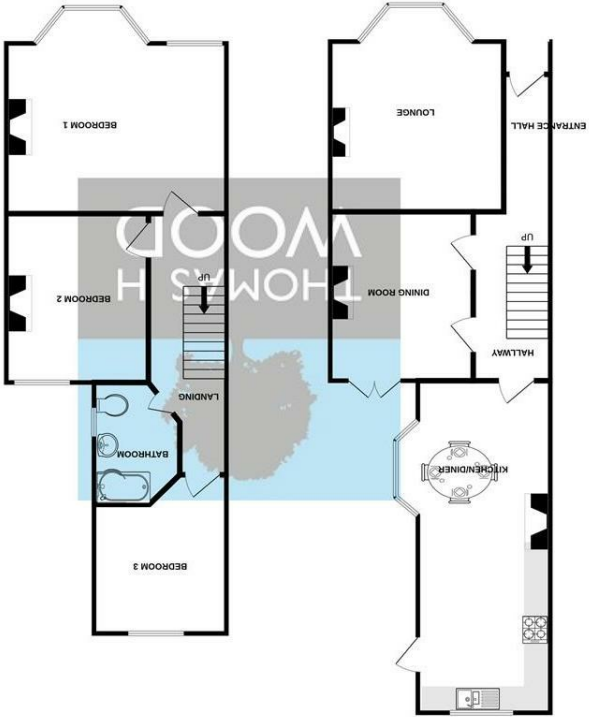


When using aerial data to create the footprint of the building, the measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors. The plan is for reference purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with SketchUp ©2023



1ST FLOOR
50.9 sq.m. (548 sq.ft.) approx.

Energy Efficiency Rating		
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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Guide Price £395,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 1300.00 sq ft

Current EPC Rating - E53

Potential EPC Rating - C77



3



1



2



E

A wonderful opportunity to purchase this charming, three double bedroom family home on one of the most sought after roads in Whitchurch. The current owners have recently fitted a modern kitchen and family bathroom whilst retaining some delightful original features, including a working cast iron open fire, quarry tile floors, dado and picture rails. This deceptively spacious property has two excellent size reception rooms, a generous kitchen/diner and three double bedrooms. Furthermore, the attic is fully boarded with access via dropdown ladder. The loft space is suitable for conversion and would make an excellent fourth bedroom, subject to planning. To the rear is an easily maintained garden with access to the rear lane and road parking to the front. Situated close to Whitchurch Village centre and with a few minutes' drive of the M4 and A470 motorways and excellent links to Cardiff City centre. Within walking distance to the highly regarded primary and secondary schools. NO CHAIN

ENTRANCE HALL

Via open porch, Double glazed uPVC door, red and black floor quarry tiles. Painted walls, dado rail with panelling under, coving, painted ceiling, radiator.

SITTING ROOM

4.09 x 3.66 (13'5" x 12'0")

Overlooking the front aspect, with carpeted floor, Papered and painted walls, picture rails and ornate coving. Double glazed uPVC windows to front bay, radiator. Original cast iron mantelpiece with working open fire. Phone and TV points.

DINING ROOM

3.61 x 3.07 (11'10" x 10'1")

Currently operating as a bedroom, with carpeted floor, Papered and painted walls, coving, alcove to the sides of the chimney breast for storage. French doors to the garden.

KITCHEN/DINER

7.19 x 3.19 (23'7" x 10'6")

A modern kitchen with a range of wall and base units and contrasting worksurfaces. Metro brick tiled splashback. 1 ½ stainless steel sink and drainer with chrome tap. Gas hob and extractor hood over. Electric oven, integrated fridge freezer and dishwasher. Space for washing machine. Double glazed uPVC windows to the side and rear, and door leading to the garden. Painted walls, tiled floor.

LANDING

Via carpeted staircase to landing. Painted walls and papered ceiling. Dado rail with wood panelling under. Loft access with pull down ladder, to fully boarded loft.

BEDROOM 1

4.75 x 4.04 (15'7" x 13'3")

An impressive master bedroom overlooking the front aspect. With carpeted floor, papered walls, painted ceiling with ornate coving and original fireplace. Double glazed uPVC window to front and front bay. Radiator.

BEDROOM 2

3.63 x 3.05 (11'11" x 10'0")

Overlooking the side aspect, a generous double bedroom with carpeted floor, papered walls, smooth ceiling with coving and original fireplace. Double glazed uPVC window to rear. Radiator. Space for a wardrobe to alcove.

BEDROOM 3

3.43 x 2.77 (11'3" x 9'1")

A further double bedroom with carpeted floor, painted walls and ceiling. Double glazed uPVC window to rear. Cupboard housing modern Baxi combination boiler. Radiator.

BATHROOM

2.97 x 1.98 (9'9" x 6'6")

Modern suite comprising vanity wash hand basin with chrome waterfall tap, low level WC, bath with chrome mixer tap/mixer shower over and glazed screen. Tiled walls and floors, painted walls and ceiling. Double glazed uPVC window to side. Chrome towel radiator.

OUTSIDE

FRONT

Metal gate. Low brick wall and hedgerow to perimeter.

REAR

Patio and path to laid to lawn. Brick wall and hedgerow to the perimeter. Timber shed. Gate to rear lane.

TENURE

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

COUNCIL TAX

Band E

