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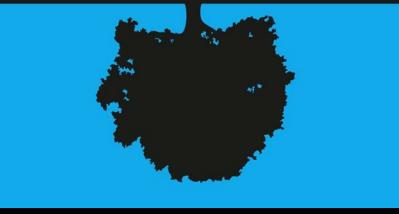
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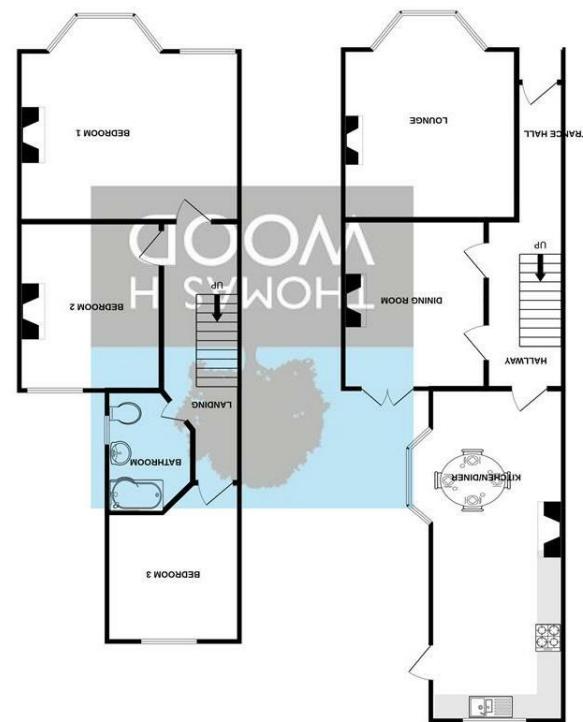
EMAIL

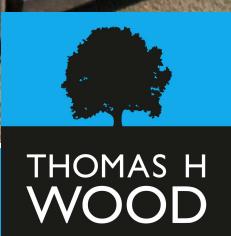
CONTACT

WOOD  
THOMAS H



GROUND FLOOR 56.4 sq.m. (607 sq.ft.) approx.  
1ST FLOOR 50.9 sq.m. (546 sq.ft.) approx.





56 Heol Don,  
Whitchurch, Cardiff  
CF14 2AT



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

