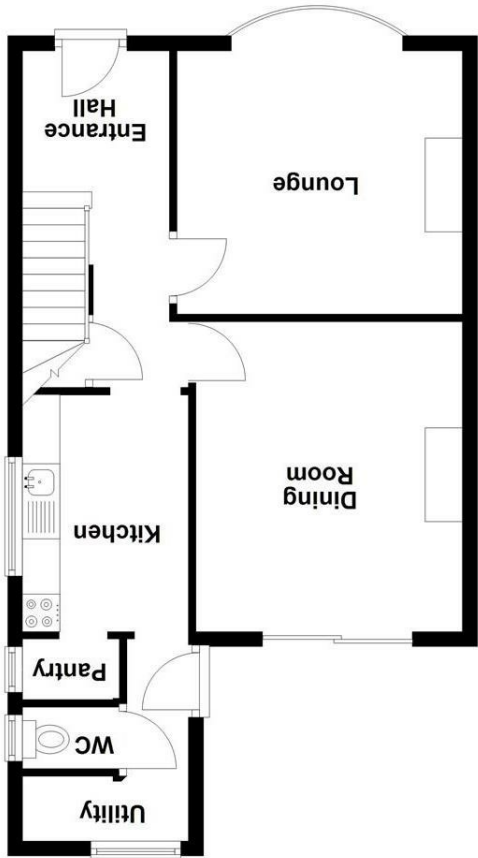
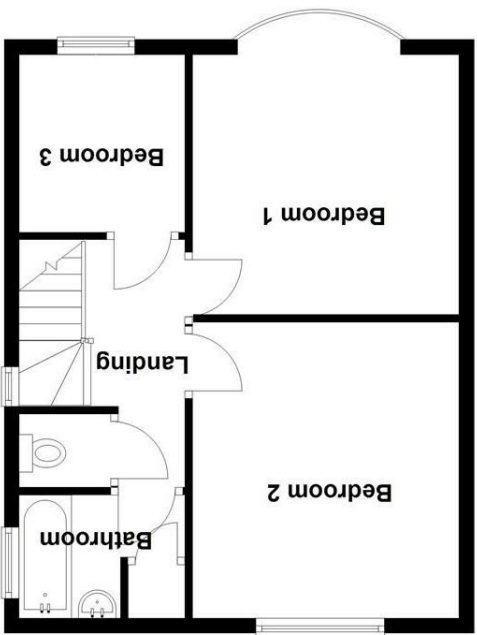


Total area: approx. 1030.5 sq. feet



Ground Floor  
Approx. 552.2 sq. feet



First Floor  
Approx. 478.3 sq. feet

Energy Efficiency Rating	
Current	Potential
69	85
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	

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38 Pendwyallt Road,  
Whitchurch, Cardiff  
CF14 7EG



£495,000  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - sq ft**

**Current EPC Rating - C69**

**Potential EPC Rating - B85**



Offered for the first time in over 40 years, this much-loved three-bedroom semi-detached home presents a rare opportunity to acquire a classic Whitchurch property with a generous 120ft rear garden and significant potential for future enhancement. Located on Pendwyallt Road, one of Whitchurch's most desirable residential streets, the home is just a short walk from local schools, shops, parks, and excellent transport links. Set behind a charming brick boundary wall and mature front garden, the property exudes traditional character and kerb appeal, complete with a pastel green composite front door, wrought iron railings, and original bay windows. Internally, the accommodation is well-proportioned, offering light-filled rooms, original features, and modern upgrades including a 2019 electrical rewire, new uPVC windows and doors, and a gas combination boiler. The layout provides immediate comfort while offering scope to extend or reconfigure, subject to planning permission. This is a rare chance to secure a traditional Whitchurch home with a generous plot, modernised key systems, and exceptional potential for future development. With a combination of timeless style, valuable outdoor space, and a prime location, this property is ideal for families, renovators, or buyers looking to settle long-term in a highly sought-after area.

#### **ENTRANCE HALL**

Entered via a part-glazed composite front door into a welcoming hallway with carpeted flooring, under-stairs storage, and access to all principal ground floor rooms. Stairs rise to the first floor.

#### **LOUNGE**

3.83m x 4.26m (12'6" x 13'11")

A bright and spacious principal reception room with front-facing uPVC bay window, fitted blinds, original tiled fireplace with electric fire, papered ceiling, carpeted floor, and radiator with TRV.

#### **DINING ROOM**

3.58m x 4.12m (11'8" x 13'6")

A generous second reception room overlooking the rear garden via sliding uPVC patio doors. Carpeted floor, papered ceiling, and radiator with TRV.

#### **KITCHEN**

2.17m x 3.17m (7'1" x 10'4")

Fitted with a range of wall and base units, contrasting work surfaces, stainless steel sink, space and plumbing for appliances, and a side-facing uPVC window with fitted blind. Includes pantry cupboard and wood-effect flooring. Door to:

#### **UTILITY ROOM**

1.19m x 2.70m (3'10" x 8'10")

A useful utility area offering further storage and appliance space, freestanding fridge/freezer space, wood-effect flooring, side door to garden, and access to:

#### **GROUND FLOOR W.C.**

1.19m x 0.81m (3'10" x 2'7")

Low-level WC, side-facing window, and matching wood-effect flooring.

#### **LANDING**

Via carpeted staircase to spacious landing.

#### **BEDROOM ONE**

3.62m x 4.27m (11'10" x 14'0")

A spacious front-facing master bedroom with uPVC bay window and fitted blinds, built-in storage along one wall, carpeted floor, and radiator.

#### **BEDROOM TWO**

3.60m x 3.94m (11'9" x 12'11")

A generous rear double bedroom with garden views, fitted wardrobes, carpeted flooring, and radiator with TRV.

#### **BEDROOM THREE**

2.18m x 2.35m (7'1" x 7'8")

A bright single bedroom overlooking the front, ideal as a nursery, office, or guest room. Carpeted floor, uPVC window with blind.

#### **FAMILY BATHROOM**

2.30m x 1.66m (7'6" x 5'5")

Fitted with a panelled bath, pedestal wash basin, fully tiled walls, built-in cupboard housing the modern Vaillant combi boiler (2019), and a side uPVC window. Radiator with TRV.

#### **SEPARATE W.C.**

1.34m x 0.70m (4'4" x 2'3")

Fully tiled with low-level WC and uPVC side window. Tile-effect flooring.

#### **OUTSIDE**

##### **REAR GARDEN**

A major highlight of the home, the stunning 120ft mature rear garden offers tremendous space for families, gardening enthusiasts, or those seeking outdoor entertaining space. Featuring an initial patio area, extensive lawn, and mature borders, it also offers huge potential for extension or landscaping projects.

Detached Garage could be repurposed as a garden studio, workshop, or home office (STPP).

##### **FRONT GARDEN & DRIVEWAY**

Beautifully maintained with established shrubs and flowering plants, decorative paving, and a private driveway. Gated side access leads to the rear.

#### **TENURE**

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

#### **COUNCIL TAX**

Band E

