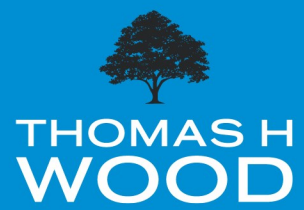




£1,200,000

The Parade,  
Whitchurch, Cardiff,  
CF14 2EE



4 Bedrooms  
House - Detached



A rare opportunity to acquire this stunning four-bedroom detached home on The Parade, widely regarded as one of Whitchurch's most prestigious addresses. This beautifully maintained family residence offers elegant proportions, a wealth of charming original features, and superb living space throughout—perfect for modern family life. The current owners have resided at the property for over 40 years and taken immense pride in maintaining the property to a very high standard. Set on a generous plot with landscaped gardens and gated front access, the property features a stunning orangery, a large private rear garden, and an array of impressive interior spaces including multiple reception rooms and a well-appointed kitchen. All of this is just a short stroll from Whitchurch village's excellent local amenities, highly regarded schools, and fantastic public transport links. Viewings are highly recommended. This is an exceptionally rare opportunity to purchase a prestigious and characterful home in the heart of Whitchurch. Offering substantial living space, original period features, and superb garden grounds, 6 The Parade is a true gem with scope for further personalisation. Early viewing is highly recommended. For more information or to arrange your viewing, contact Thomas H Wood Estate Agents today.



### ENTRANCE HALL

Entered via a storm porch into an elegant and welcoming original hallway with access to all principal rooms and the first floor. A beautiful example of the property's character and charm.

### LOUNGE

11'10" x 17'0"

Spacious principal reception room with large bay window, high ceilings, and traditional detailing. An ideal family living space filled with natural light.

### DINING ROOM

12'11" x 18'0"

Generous front-facing reception with carpeted flooring, feature gas fireplace, and bay window. Ideal for formal dining or entertaining.

### STUDY

10'11" x 13'7"

Original tiled flooring, bay window, and period detailing. A perfect home office or additional sitting room.



## Features

- Exceptional detached four-bedroom family residence
- Prestigious location on The Parade in the heart of Whitchurch
- Beautifully maintained rear garden with patio, lawn, and vegetable patch
- Elegant period features throughout
- Stunning orangery with underfloor heating and bifold doors
- Four generous reception areas including a study and orangery
- Garage with power and plumbing
- Close to local amenities

### SHOWER ROOM & WC

4'9" x 5'4"

Contemporary suite with full wall and floor tiling, underfloor heating, shower enclosure, WC and wash basin.

### KITCHEN

11'11" x 13'11"

Fitted kitchen with integrated fridge, freezer, and double ovens. Ample worktop space and storage throughout. Opens into the orangery for seamless indoor-outdoor flow.









**ORANGERY**

14'10" x 10'2"

A beautiful light-filled space with underfloor heating, tiled floor, and bifold doors leading to the rear garden. A true standout feature of the home.

**FIRST FLOOR**

**LANDING**

A grand landing with carpeted floors, dado rail, feature arched stained-glass window to the front and additional window to the rear. Airing cupboard and access to all bedrooms and family bathroom.

**BEROOM ONE**

12'10" x 17'11"

A generous master bedroom with deep bay window, original wood panelling, carpeted flooring, picture rail, coving, and radiator with TRV.

**BEDROOM TWO**

11'10" x 17'1"

A large, bright double bedroom with bay window, fitted wardrobes, feature fireplace, carpeted floor and traditional decor throughout.

**BEDROOM THREE**

11'11" x 13'8"

Overlooking the rear garden, this spacious double includes a feature fireplace, fitted cupboard, carpeted floor, and bay window.

**BEDROOM FOUR**

8'11" x 7'11"

A comfortable single bedroom with sash window to the side, carpeted floor, and radiator with TRV.

**BATHROOM**

11'7" x 5'4"

Modern, fully tiled three-piece suite including panelled bath with chrome mixer shower and glazed screen, WC with concealed cistern, and vanity wash basin. Underfloor heating, chrome towel rail, spotlights, and sliding windows to side and rear.

**OUTSIDE**

**FRONT**

A stone boundary walls to front of property.

**REAR**

The rear garden is beautifully landscaped with a patio area, level lawn, vegetable patch, greenhouse and shed. Perfect for family life and outdoor entertaining.



4 BEDROOMS



2 BATHROOMS



4 RECEPTION ROOMS



ENERGY RATING: D

**Information**

- Postcode: CF14 2EE
- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 1874.40 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



### **GARAGE**

9'7" x 20'2"

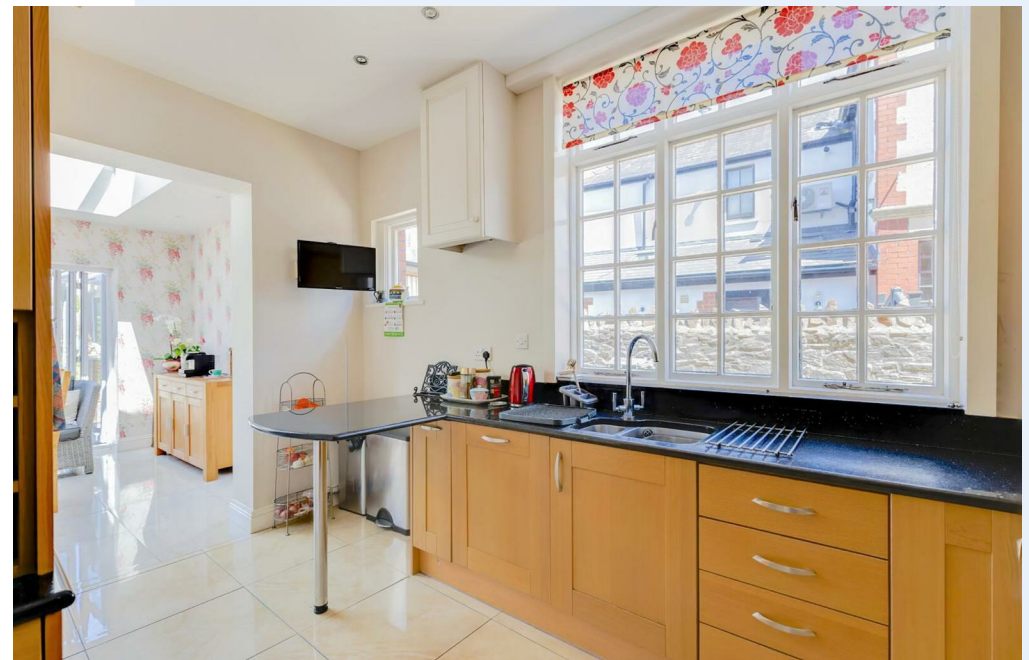
With power and plumbing—ideal for utility use or conversion (STPP).

### **TENURE**

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

### **COUNCIL TAX**

Band H



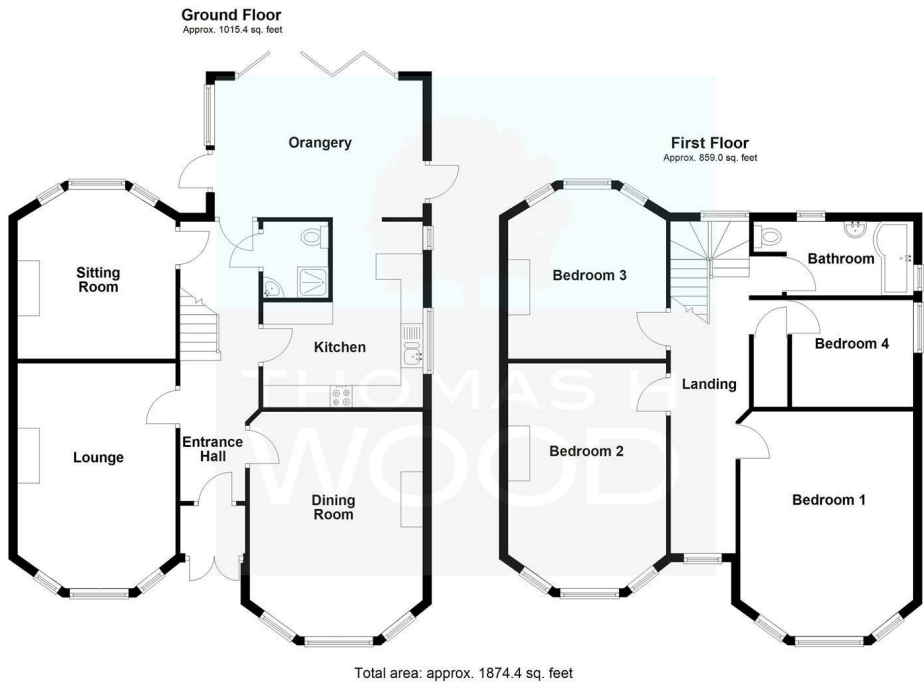












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

PAUL WOOD



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