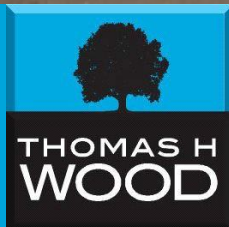




## 2 Pantmawr Road

Whitchurch, Cardiff, CF14 7TF



Asking Price Of £300,000

3 Bedrooms

A rare opportunity to purchase a three bedroom, semi detached property situated on a generous corner plot close to Whitchurch Village. The property is in need of full refurbishment but offers exceptional potential. Accommodation comprises entrance hall, sitting room, dining room, kitchen and WC to the ground floor and three bedrooms and shower room to the first floor. Sold with no onward chain.



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## ENTRANCE HALL

Via double glazed uPVC front door.

## SITTING ROOM

11' 8" x 13' 4" (3.58m x 4.08m)

## DINING ROOM

10' 11" x 12' 9" (3.34m x 3.91m)

## KITCHEN

7' 2" x 11' 2" (2.19m x 3.42m) Wall and base units, sink.

## UTILITY ROOM 2.59m x 1.61m

## W.C.

2' 7" x 5' 3" (0.8m x 1.61m)

## BEDROOM 1

10' 5" x 13' 4" (3.19m x 4.08m)

## BEDROOM 2

10' 11" x 12' 11" (3.34m x 3.95m)

## BEDROOM 3

7' 2" x 10' 6" (2.19m x 3.21m)

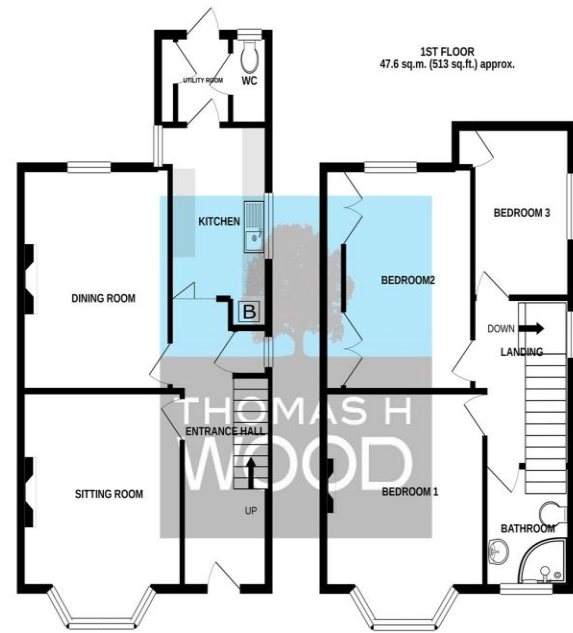
## BATHROOM 1.93m x 2.27m

## TENURE

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

## COUNCIL TAX Band E

GROUND FLOOR  
51.3 sq.m. (553 sq.ft.) approx.



1ST FLOOR  
47.6 sq.m. (513 sq.ft.) approx.

TOTAL FLOOR AREA : 98.9 sq.m. (1066 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan construction, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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