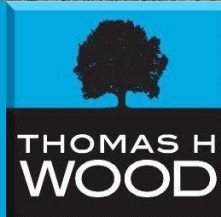




27 Pantmawr Road

Whitchurch, Cardiff, CF14 7TA



Asking Price Of £330,000

3 Bedrooms





An immaculate, three double bedroom extended family home situated in a highly desirable part of Whitchurch. This delightful home has benefited from a double storey extension to create a wonderful kitchen, a study and additional bedroom. The current owners have maintained the property to a high standard and benefits include, UPVC windows, a double garage with parking for two cars and stunning landscaped garden. Furthermore, the garage has the potential to be converted to an office/summer room, subject to planning. Ideally located close to the M4 and A470 motorways and with excellent links to Cardiff City centre. The property is also within catchment of the highly regarded primary and secondary schools. Viewing is highly recommended.

#### **SITTING ROOM**

16' 7" x 13' 10" (5.07m x 4.24m) Carpeted floors, painted and papered walls, deep bay UPVC window, wooden dado rail, gas fire with surround. The high ceilings give the room a real sense of space. Two radiators with TRV.

#### **LOUNGE/DINER**

16' 7" x 14' 0" (5.07m x 4.27m) A generous room with carpeted floors, papered walls, smooth ceiling. Electric fire with surround, UPVC window to side return. Radiator with TRV, stairs to 1st floor and door to kitchen.



#### **KITCHEN**

8' 8" x 13' 7" (2.65m x 4.15m) With a range of wall and base units with contrasting worksurfaces. Integrated low level fridge and dishwasher, space for freezer and washing machine. Tiled floors with underfloor heating and UPVC doors to the decking area and rear garden.

## LANDING

Carpeted floor and doors to all rooms. Window to side aspect with fitted blind.

## BEDROOM ONE

9' 11" x 13' 5" (3.03m x 4.11m) A generous double bedroom with carpeted floors, painted walls, textured ceiling and UPVC window to front aspect. Radiator with TRV and recess space for wardrobes.

## BEDROOM TWO

11' 3" x 9' 11" (3.44m x 3.03m) Another double bedroom with carpeted floors, painted walls smooth ceiling, built-in cupboards, one with hot water cylinder. UPVC window to side aspect and radiator with TRV.

## STUDY

5' 2" x 6' 2" (1.59m x 1.89m) Carpeted floors, painted walls, radiator with TRV, smooth ceiling and obscure window to side aspect. Door leading to,

## BEDROOM THREE

8' 8" x 13' 7" (2.65m x 4.15m) A further double bedroom with wooden floors, painted walls, smooth ceiling. UPVC window to rear aspect and radiator with TRV.

## FAMILY BATHROOM

6' 3" x 8' 11" (1.92m x 2.73m) An excellent sized bathroom with tiled walls and floors. Low-level WC, pedestal wash hand basin with chrome mixer tap, P shaped bath with glass shower screen and Triton electric shower. Chrome towel rail and UPVC window to front aspect.

## OUTSIDE FRONT

A pretty front garden with a selection of plants and mature shrubs. Decorative gravel, block pavers and a tiled threshold leading to the UPVC front door.

## OUTSIDE REAR

A well-manicured and delightful rear garden with a lovely decking area accessed directly from the kitchen. Occupying a sunny aspect with laid lawn, stone path, a well-stocked rockery and vegetable patch to the rear of the garden. Furthermore, there is a double garage that is accessed from the lane behind.

## COUNCIL TAX

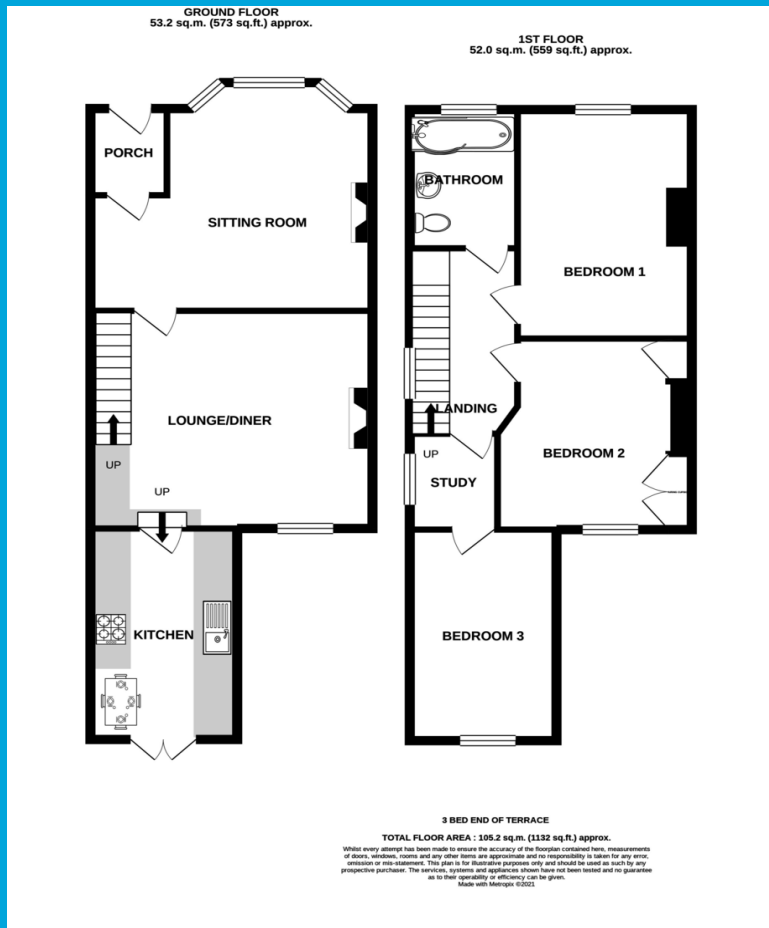
Band E

## TENURE

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	57   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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