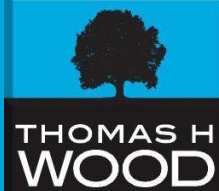




12 Barrington Road

Whitchurch, Cardiff, CF14 1PY



Asking Price Of £325,000

3 Bedrooms





A superb three bedroom family home situated in this most sought after location on Barrington Road in Whitchurch. Set on a quiet side road and within close proximity to the village amenities, parks, restaurants, leisure facilities and the highly regarded primary and secondary schools. The current owners have maintained the property to a high standard and improvements include, a new Baxi combination boiler, full rewire and triple glazing windows. The original features remain at the heart of the property with wood block floors, stripped wood floors, original doors and glazing. There is further scope to extend and improve the property and plans have been drawn for a loft conversion.

Accommodation comprises of entrance porch, hall, lounge, dining room, kitchen, cloakroom. Stairs to the first floor lead to three bedrooms and family bathroom. The property also benefits from an enclosed, south/south east rear garden with a brick built shed.

#### **ENTRANCE PORCH**

Upvc windows to front, meter cupboard and space for coats.

#### **HALLWAY**

Wood block floor, panel radiator. picture rail, telephone point. Doors to lounge and dining room Stairs to first floor. \* The hallway is currently used as an office and has a desk situated under the open staircase.

#### **LOUNGE**

12' 2" x 12' 6" (3.71m x 3.83m) into the bay Wood block floor, wood burning stove with slate hearth, Triple glazed bay window to front, painted walls, smooth ceiling with coving, radiator with TRV.



### DINING ROOM

11' 1" x 12' 1" (3.39m x 3.70m) Double glazed French doors to the patio area, wood block floor, painted walls, smooth ceiling with coving, decorative fireplace, radiator with TRV.

### KITCHEN

6' 10" x 20' 4" (2.10m x 6.21m) with a range of fitted with wall and base units with contrasting worktop, electric oven and gas hob, extractor hood over, stainless steel splash back, plumbing for washing machine and dishwasher, space for fridge freezer. Triple glazed to side, door to rear garden and cloakroom. Fitted breakfast bar and radiator TRV.

### CLOAKROOM

3' 2" x 3' 7" (0.99m x 1.11m) Low level WC with corner wash hand basin and taps. Tiled floor and window to rear aspect.

### FRIST FLOOR

Landing with carpeted floors and doors to all rooms, access to loft.

### BEDROOM ONE

13' 6" x 10' 7" (4.14m x 3.23m) A generous double bedroom overlooking the front aspect. Triple glazed bay window, stripped wood floors, painted walls, smooth ceiling, radiator with TRV.

### BEDROOM TWO

11' 6" x 10' 7" (3.53m x 3.23m) A further double bedroom with triple glazed window to rear aspect. Carpeted floors, painted walls, smooth ceiling, radiator with TRV.

### BEDROOM THREE

7' 8" x 5' 10" (2.34m x 1.80m) A good sized single room with a triple glazed window to the front aspect. Carpeted floors, picture rail radiator with TRV.

### BATHROOM

6' 4" x 6' 3" (1.94m x 1.91m) A modern 3 piece suite with panelled bath with shower over, wash hand basin and low level WC. Obscure triple glazed window to the rear aspect. Fully walls and floor, chrome towel rail.

### OUTSIDE

Front Garden

Mature shrubs and flower boarder, slate chippings and hard stand for two cars.

Rear Garden

A sunny, South/Southeast garden with laid patio, decking area, brick built perimeters, shed and rear access.

### TENURE

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

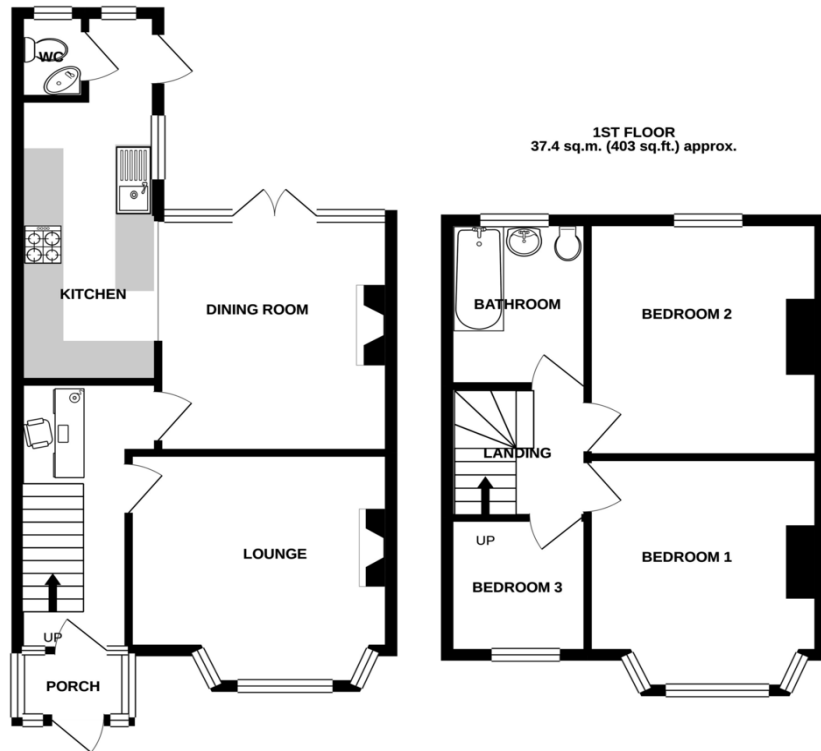
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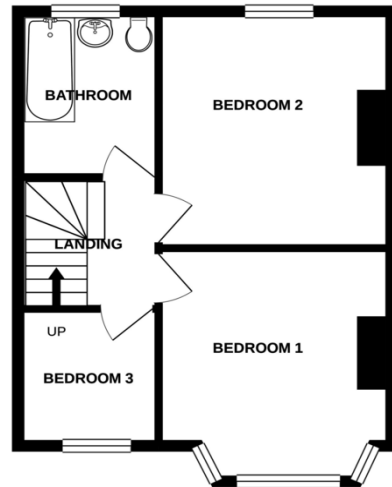




**GROUND FLOOR**  
45.7 sq.m. (492 sq.ft.) approx.



**1ST FLOOR**  
37.4 sq.m. (403 sq.ft.) approx.



**TOTAL FLOOR AREA : 83.1 sq.m. (895 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   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

