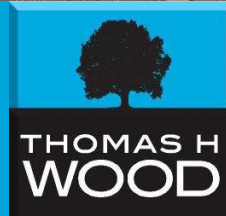




2 The Avenue

Whitchurch, Cardiff, CF14 2EG



Asking Price Of £700,000

4 Bedrooms



A rare opportunity to purchase this four bedroom semi detached residence on one of Whitchurch's most popular roads. The current owners have transformed the property to create a modern and well appointed home. The original features remain at the heart of this impressive home including the original decorative tiled floor to the hallway, original staircase, deep moulded skirting boards, moulded dado rails and ornate coving to the ceiling. Within walking distance of Whitchurch village and Llandaff North train station and the highly regarded English and Welsh primary and secondary schools. Viewing is highly recommended.

INNER ENTRANCE PORCH

With decorative tiled floor. Painted walls and ceiling. Gas and electric meters.

ENTRANCE HALL

A spacious and elegant hallway with deep moulded skirting boards, painted walls, moulded dado rail and ornate coving. Radiator with TRV, smoke alarm. Original staircase to landing with carved newel post and spindles.

LOUNGE

16' 10" x 11' 10" (5.15m x 3.63m) max. A generous lounge with uPVC double glazed bay window with wooden moulded panelling under and further uPVC double glazed window. Deep moulded skirting boards, painted walls, moulded dado rail, moulded picture rail, ornate coving to papered ceiling. Carpeted floor. Feature gas burner fireplace with slate hearth and oak beam over. Double panel radiator with TRV.

FAMILY ROOM

10' 7" x 10' 9" (3.24m x 3.28m) max. A versatile room with deep moulded skirting boards, painted walls, moulded picture rail, coving to smooth ceiling. uPVC double glazed bay windows overlooking the side aspect. Double panel radiator with TRV. Space for a small desk and fitted shelves.



WC

with low level WC, wash hand basin with chrome mixer tap, painted walls, tiled floor, radiator with TRV.

UTILITY ROOM

6' 2" x 7' 2" (1.89m x 2.19m) with space and plumbing for washing machine and tumble dryer, stainless steel one bowl sink with chrome tap, wall mounted Worcester combination boiler. A range of wall mounted cupboards, uPVC door to side aspect, oak flooring, radiator with TRV.

KITCHEN/DINER

11' 11" x 17' 10" (3.65m x 5.45m) A stunning and recently renewed kitchen/diner with a range of wall and base units and storage solutions. A modern Shaker kitchen with marble effect worktops over, composite 1 1/2 bowl sink with chrome tap, four ring gas burner, Bosch double oven and grill, space and plumbing for American fridge freezer, integrated Bosch dishwasher and oak flooring. uPVC windows to side aspect and anthracite grey bifold doors leading to large patio area and wonderful rear garden.

LANDING

With deep moulded skirting boards, painted walls, decorative coved and painted ceiling with loft access with drop down ladder. Carpeted floor. Smoke alarm. Doors to all bedrooms.

BEDROOM 1

16' 6" x 15' 8" (5.05m x 4.80m) max. into bay window. An impressive full width principal bedroom with uPVC double glazed bay window with wooden panelling below and further uPVC double glazed window overlooking front. This light and airy bedroom has carpeted floor, deep moulded skirting boards, painted walls, moulded picture rail, decorative coved and painted ceiling. Radiator with TRV.

BEDROOM 2

15' 7" x 10' 7" (4.77m x 3.25m) A generous second bedroom with deep moulded skirting boards, painted walls, decorative coved and painted ceiling. Radiator with TRV. uPVC double glazed window overlooking the side and rear aspect.



BEDROOM 3

10' 5" x 8' 10" (3.19m x 2.70m) A further double bedroom with deep moulded skirting boards, painted walls and ceiling. uPVC double glazed window overlooking the side aspect. Carpeted floor. Single Radiator with TRV.

BEDROOM 4

7' 10" x 11' 11" (2.39m x 3.65m) another good size bedroom overlooking the rear aspect of the property with painted walls, smooth ceiling, uPVC window to rear and radiator with TRV.





BATHROOM

6' 6" x 8' 10" (2.00m x 2.70m) A modern and recently re-fitted bathroom with wash hand basin vanity unit with doors to storage under and low level W.C with concealed cistern, acrylic bath with chrome taps and hand held shower, corner aluminium glazed shower with fully tiled enclosure. Remaining walls painted/tiled, painted ceiling, ceramic tiled floor with underfloor heating. uPVC double glazed window to side. Chrome towel rail radiator.

FRONT GARDEN

Low maintenance garden with raised flower beds and mature shrubs and hedge. Single wrought iron pedestrian gate with concrete pathway, gate to side and access to rear.



REAR GARDEN

A private and charming rear garden with large patio area accessed from the kitchens bifolding doors. Substantial lawn, flower borders, mature trees and shrubs. Outside tap and power. Direct access to the detached single garage that offers great potential as a garden room or office. Solar panels, tariff to be confirmed.

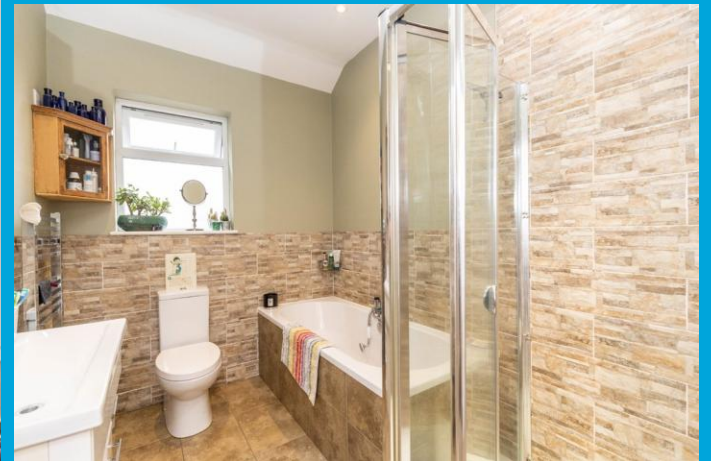
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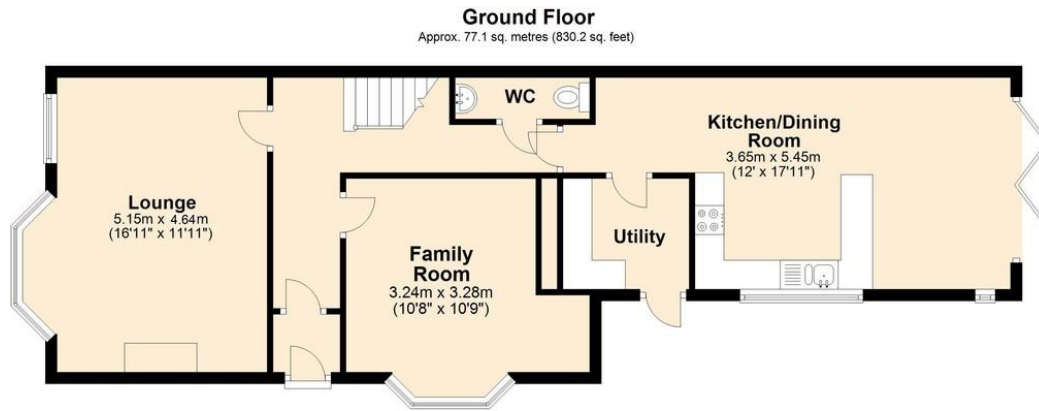
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TENURE

This property is understood to be Freehold. This will be verified by the purchasers solicitor.







Total area: approx. 148.5 sq. metres (1598.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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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