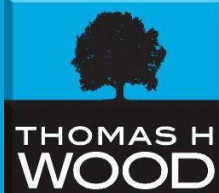




40 St. Margarets Road

Whitchurch, Cardiff, CF14 7AB



Asking Price Of £550,000

3 Bedrooms



An immaculate and beautifully presented three-bedroom semi-detached family home offering spacious accommodation on St Margaret's Road in Whitchurch. The property has been maintained to a very high standard and has been the current owner's home for over 50 years. There are some lovely original features at the heart of this impressive home and further benefits include, a renewed kitchen, shower room, UPVC windows, Worcester combination boiler and excellent front and rear gardens. The property has two sizeable reception rooms, an extended kitchen/breakfast room and three excellent bedrooms. There is a sizeable loft and plenty of scope to convert this into a master bedroom with ensuite (subject to planning) Viewing is highly recommended to appreciate this wonderful family home.

ENTRANCE

via spacious porch with UPVC windows and doors with tiled floors and electrical points. Original timber front door leads to;

HALLWAY

A spacious entrance hallway with carpeted floors, papered walls, picture rail, papered ceiling with coving and doors to all rooms.

SITTING ROOM

12' 9" x 14' 3" (3.91m x 4.35m) into bay with carpeted floors, papered walls, papered ceiling with coving, picture rail, gas fire and surround and UPVC bay window overlooking the front aspect.

LOUNGE/DINER

12' 4" x 24' 10" (3.77m x 7.57m) Bright and versatile second reception room with carpeted floors, papered walls, textured ceiling and original recessed storage. Radiator with TRV and gas fire with stone surround and tiled hearth. Opening to a dining area with wall lights, UPVC sliding doors overlooking the private patio and garden area.



GROUND FLOOR WC

Low-level WC, wall mounted wash handbasin with tiled splashback, papered walls, painted ceiling, tile laminate flooring, radiator panel and UPVC window to side aspect.

KITCHEN/BREAKFAST ROOM

8' 6" x 18' 11" (2.61m x 5.79m) Generous kitchen with an abundance of natural light due to the southernly aspect. With a range of wall and base units and contrasting worktops over. The high gloss cupboards give the kitchen a modern feel. Integrated appliances include, fridge freezer, Smeg dishwasher, Hotpoint washing machine and Smeg electric oven and grill. Stainless steel sink with chrome swan neck tap, UPVC windows to side and rear along with a UPVC door to garden.

LANDING

Via staircase with papered walls, papered ceiling, loft hatch with ladder and doors to all rooms.

BEDROOM ONE

12' 9" x 14' 3" (3.91m x 4.35m) Overlooking the front aspect of the property with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one side, radiator with TRV and UPVC bay window.

BEDROOM TWO

12' 5" x 13' 8" (3.79m x 4.18m) Overlooking the rear aspect of the property, a spacious and bright double bedroom with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one side, radiator with TRV and UPVC window to rear.

BEDROOM THREE

7' 10" x 8' 7" (2.41m x 2.64m) Generous single room with carpeted floors, fitted wardrobes, papered walls with picture rail, textured ceiling and UPVC window to front aspect.

WC

3' 0" x 4' 11" (0.92m x 1.52m) Low-level WC, papered walls, papered ceiling, tile laminate flooring and obscure UPVC window

SHOWER ROOM

8' 2" x 5' 11" (2.50m x 1.81m) A modern and spacious shower room with large shower cubicle with glazed shower door and chrome mixer shower. Fully tiled walls with decorative mosaic border, vanity wash hand basin with chrome mixer tap and useful storage under. Additional cupboard with modern Worcester combination boiler.

OUTSIDE

FRONT

A generous paved driveway with original brick built perimeters, flowerbeds and soft planting, leading to spacious porch and side access to garden.

REAR

Private and sunny rear garden with large patio area leading to generous lawn. Path with gravel borders, mature shrubs and trees. Greenhouse and single garage with access from garden and up and over door to driveway.

TENURE

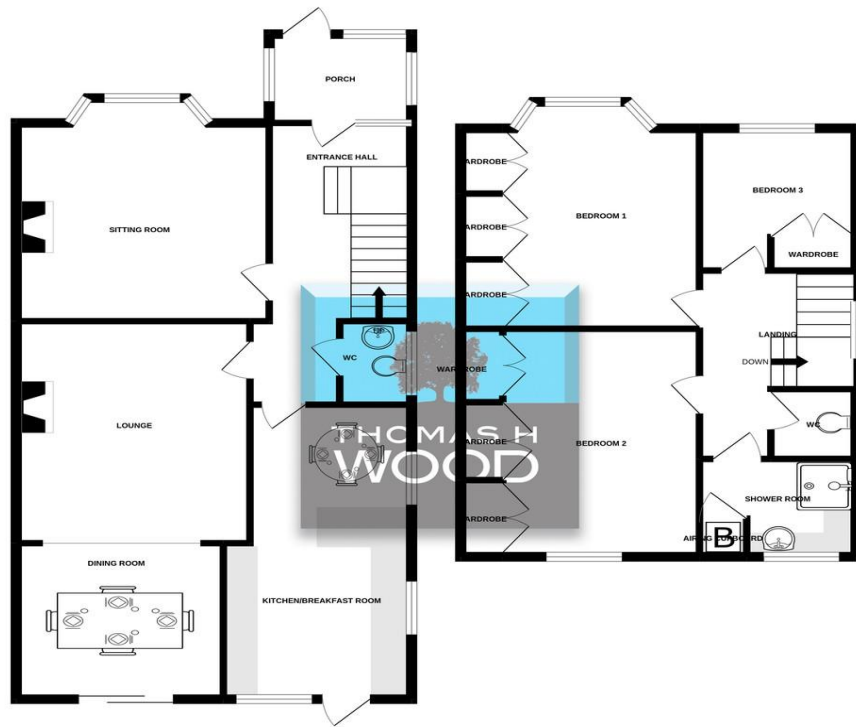
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band F



GROUND FLOOR
72.5 sq.m. (781 sq.ft.) approx.

1ST FLOOR
51.0 sq.m. (548 sq.ft.) approx.



3 BEDROOM SEMI WITH REAR EXTENSION

TOTAL FLOOR AREA : 123.5 sq.m. (1329 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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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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