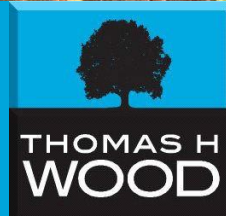




181 College Road

Whitchurch, Cardiff, CF14 2NT



Asking Price Of £350,000

3 Bedrooms





A charming 3 bedroom mid terrace cottage situated on College Road in Whitchurch. The current owner has been at the property for nearly 40 years and completed a sizeable double storey extension in 2010 that created a spacious kitchen/diner, additional bedroom, bathroom and new stairs to the first floor. Furthermore, the cottage has been sympathetically updated and the original spiral staircase is now a delightful feature of the property. The property is ideally located and a short walk to Whitchurch village, public transport links and the excellent primary and secondary schools. The cottage briefly comprises; lounge, kitchen/diner, 3 good size bedrooms and a spacious family bathroom. There is also a well-stocked rear garden. Viewings are highly recommended to appreciate this lovely home. No onward chain.

#### **ENTRANCE**

Via stone built open porch.

#### **LOUNGE**

18' 11" x 13' 10" (5.79m x 4.23 m) Spacious principal reception room overlooking the front aspect of the property. With carpeted floors, painted walls, smooth ceiling with decorative beams, gas fire, radiator with TRV, UPVC window and original spiral staircase. Cottage style door to;



#### **KITCHEN**

18' 11" x 9' 0" (5.79m x 2.76m) With a range of wall and base units and contrasting worksurfaces. Space and plumbing for washing machine and fridge freezer. Gas hob and electric oven. Tiled splashbacks and tiled floors. Ample space for dining table and chairs. UPVC window and French doors to the garden.

## TO THE FIRST FLOOR

### BEDROOM ONE

10' 9" x 14' 4" (3.29m x 4.37m) Overlooking the front aspect of the property with painted walls, smooth ceiling, fitted wardrobes, radiator with TRV and UPVC window.

### BEDROOM TWO

11' 6" x 8' 5" (3.52m x 2.57m) Overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, fitted wardrobes along one side, UPVC window and radiator with, TRV.

### BEDROOM THREE

8' 6" x 10' 5" (2.60m x 3.20m) Overlooking the front aspect of the property with UPVC window, radiator with TRV, in built storage cupboard above stairs and loft hatch with pulldown ladder and fully boarded loft area.

### FAMILY BATHROOM

6' 10" x 8' 1" (2.09m x 2.48m) With low-level WC, pedestal wash hand basin and chrome taps, oak panelled bath, freestanding shower cubicle with glazed doors and chrome mixer shower. Chrome towel, UPVC obscure window to rear and fully tiled walls and floor.

### OUTSIDE

A delightful rear garden with mature trees, plants and shrubs. Laid lawn, shed and stone-built perimeter wall.

### TENURE

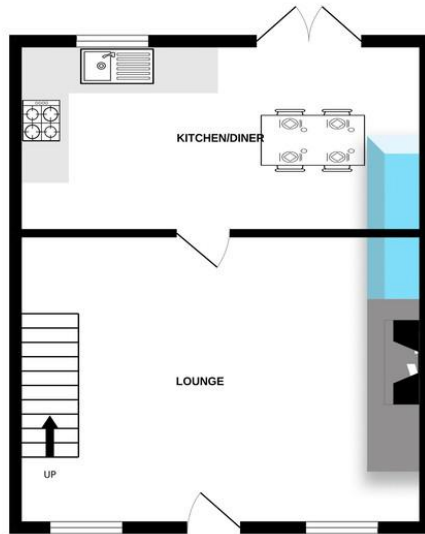
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

### COUNCIL TAX Band C

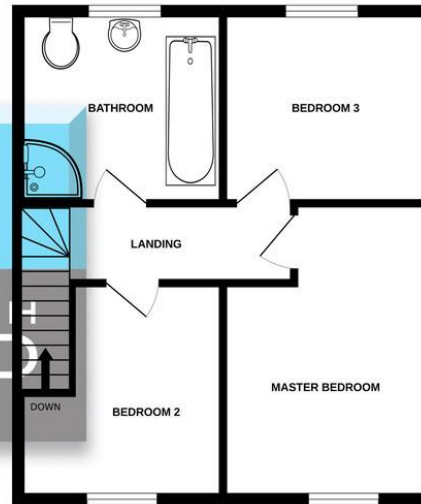




**GROUND FLOOR**  
40.5 sq.m. (436 sq.ft.) approx.



**1ST FLOOR**  
41.2 sq.m. (444 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.7 sq.m. (880 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.  
Made with Metropix ©2022



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 66   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

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