

225 College Road,  
Whitchurch, Cardiff, CF14 2NU



Estate Agents and  
Chartered Surveyors

Asking Price

£307,500



End Terraced House



# Property Description

A beautifully presented bay front end of terrace home situated within walking distance to Whitchurch village. This modernised and well presented property offers ample space for a family with the accommodation briefly comprising entrance hall, two reception rooms, fitted kitchen, shower room and three good size bedrooms. The property has a forecourt to the front and a delightful enclosed private rear garden which has been landscaped offering a great space for outside dining and entertaining.

**\*\*INTERVAL VIEWING RECOMMENDED\*\***

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 990 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

This delightful property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a welsh school.

## ENTRANCE HALL

Entered via obscure uPVC double glazed door into hallway, stairs with wooden balustrades to first floor. Ornate cornicing and deep skirting boards. Wood laminate flooring. Cupboard housing meters. Half glazed door into;

## LOUNGE

13' 8" x 14' 6" (4.17m x 4.42m)  
Lovely size lounge with double glazed bay window to front aspect. Open feature fireplace with exposed brickwork. Original coving and deep skirting boards. Central heating radiator. TV point and power points.

## RECEPTION TWO

11' 2" x 11' 14" (3.4m x 3.71m)  
uPVC double glazed French doors opening out to rear garden. Continuation of wood laminate flooring. Coving to ceiling and deep skirting boards. Central heating radiator. TV point and power points. Half glazed door into;

## KITCHEN

10' 8" x 8' 9" (3.25m x 2.67m)  
Modern fitted kitchen with range of white gloss wall, base and drawer units with contrasting work surfaces incorporating stainless steel sink unit and drainer with mixer tap and built in induction hob. Electric oven and extractor hood above. Plumbed for automatic washing machine and space for tall fridge freezer. Walk in understair storage. Ceramic tiled flooring. Wall mounted Baxi combi boiler. Obscure double glazed door to rear garden and double glazed window to side aspect. Strip lighting and power points.

## SHOWER ROOM

Obscure double glazed window to rear aspect. White suit comprising corner shower unit with glass sliding doors and Triton electric shower. Modern plastic cladding to walls. Wash hand basin set in vanity unit and low level wc. Vinyl flooring. Heated towel rail and extractor fan.

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## FIRST FLOOR

Split landing area, wooden balustrades to staircase. Access hatch to insulated loft space.

## BEDROOM ONE

15' 12" x 11' 4" (4.88m x 3.45m)

A good size principal bedroom with two double glazed windows to front aspect. Wood laminate flooring. Coving to ceiling, deep skirting boards. Central heating radiator and power points.

## BEDROOM TWO

11' 12" x 9' 10" (3.66m x 3m)

uPVC double glazed window overlooking rear garden. Coving to ceiling and deep skirting boards. Central heating radiator and power points.

## BEDROOM THREE

11' 5" x 11' 8" (3.48m x 3.56m)

uPVC double glazed window to rear aspect. Wood laminate flooring. Coving to ceiling and deep skirting boards. Central heating radiator and power points.

## OUTSIDE FRONT

Enclosed gravelled forecourt. Low brick wall and wrought iron gate.

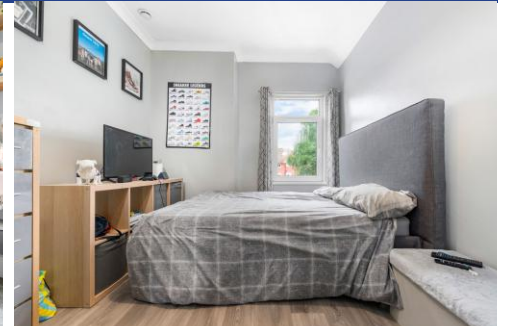
## OUTSIDE REAR

A delightful enclosed rear garden with stone walling. The well presented garden offers gravelled area, lawned area and decking area. Storage shed to remain. Parking can be created to rear of the property via the rear lane. Gate to rear lane access just for this part of College Road. Side access to front of the property.

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Total floor area 90.9 sq.m. (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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