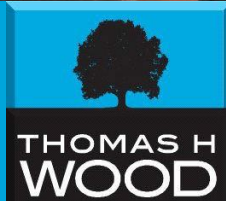




45 Pantmawr Road

Whitchurch, Cardiff, CF14 7TB



Asking Price Of £320,000

3 Bedrooms



DESCRIPTION

A stunning and fully refurbished three bedroom period property in the popular village of Whitchurch. The current owner has transformed the property to create a modern open plan kitchen/diner whilst retaining the period features and detail throughout. The column radiators, deep skirtings boards and picture rails compliment this modern and beautifully presented home. Within close proximity to the local amenities, parks and highly regarded primary and secondary schools. Set on a generous plot with parking to the rear. The accommodation comprises, entrance hallway, separate bay fronted lounge, generous kitchen/diner with direct access to the rear garden. To the first floor are three bedrooms, a family bathroom and a new Worcester combination boiler. Viewing is highly recommended.

ENTRANCE PORCH

Original tiled floor and partly tiled wall. Wooden front door to:

HALLWAY

Radiator. Small wall mounted wooden cupboard housing the electric meter. Stairs to first floor. Door to lounge and access to dining room and kitchen

LOUNGE

13' 4" x 11' 1" (4.06m x 3.38m) Double glazed bay window to front with French shutters. Luxury LVT flooring. Decorative fireplace. TV point. Column Radiator. Coved ceiling. Picture rail. Deep skirting boards. Painted walls and smooth ceiling. Power points

DINING ROOM

11' 5" x 10' 6" (3.48m x 3.2m) Open plan living to kitchen. Column radiator. Luxury LVT flooring. Painted walls and smooth ceiling. Understairs storage with power points. Nest thermostat.



KITCHEN/DINER

13' 1" x 9' 11" (3.99m x 3.02m) A beautiful kitchen with a range of wall and base units with complementary work surfaces and splash backs. Integrated dishwasher, washer dryer and fridge freezer. An Integrated double oven and grill, induction hob with extractor complete this well appointed kitchen. Furthermore, a stunning quartz island offers a range storage solutions and space for seating. Luxury LVT flooring. Feature fireplace and vertical radiator. Double glazed Velux windows and bi fold doors to the recently renewed patio and garden.

LANDING

Access to loft. Radiator. Doors to

BEDROOM 1

14' 8" x 10' 1" (4.47m x 3.07m) A generous double bedroom over looking the front aspect. Painted walls and smooth ceiling Radiator. Power points

BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) A further double bedroom overlooking the side elevation. Painted walls and smooth ceiling Radiator. Power points.

BATHROOM

5' 10" x 7' 4" (1.79m x 2.25m) A modern three piece suite comprising; panelled bath, low level W.C and vanity wash hand basin. Chrome radiator. Obscured double glazed window to side. Tiled floor and partially tiled walls. Brushed chrome spotlights and low level lighting.

BEDROOM 3

9' 1" x 5' 2" (2.77m x 1.57m) Double glazed window to rear. Painted walls and smooth ceiling. Cupboard housing a Worcester combination boiler. Radiator. Power points.

OUTSIDE

FRONT GARDEN

Partially enclosed with wall, pebbled area.

REAR GARDEN

Access via bifold doors to paved patio area. A generous garden with timer fencing, gate to the rear, leading to off road parking for one vehicle. Garden shed. Power point. Outside tap

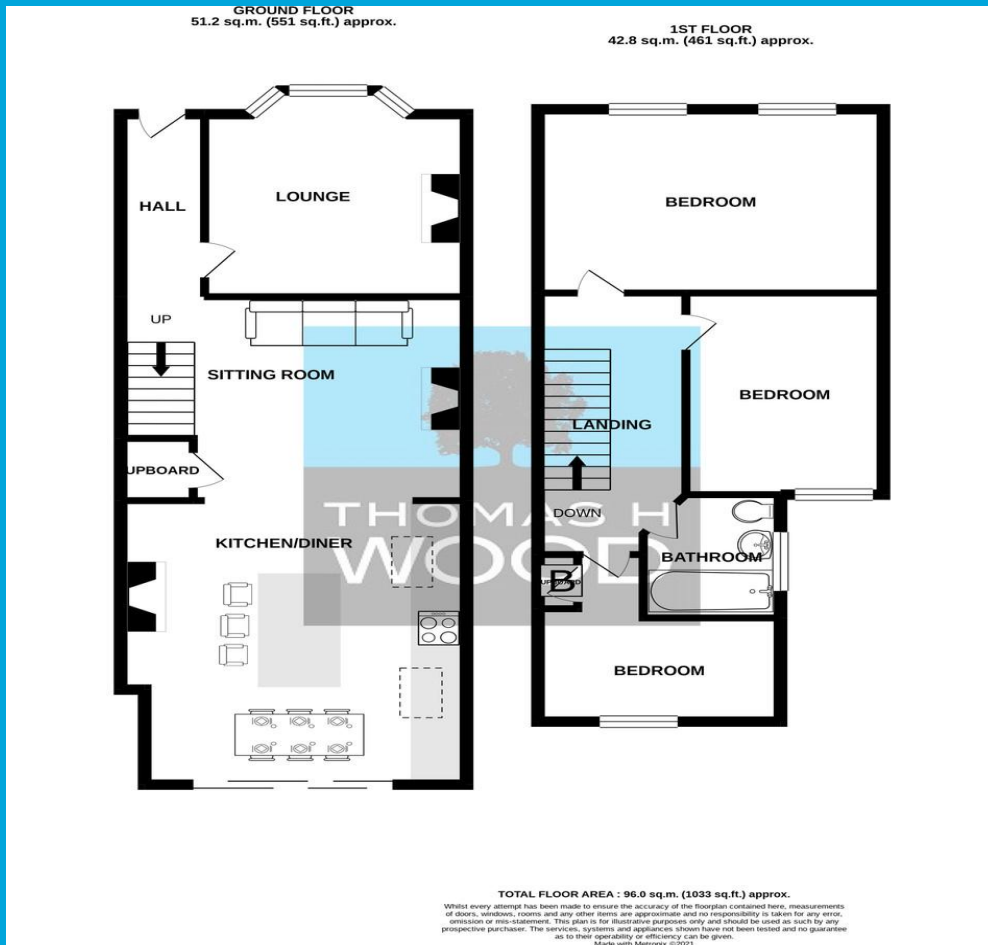
COUNCIL TAX

Band E

TENURE

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	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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Mon-Fri: 9am - 5pm
Sat: 9am - 4pm

