KelvinFrancis

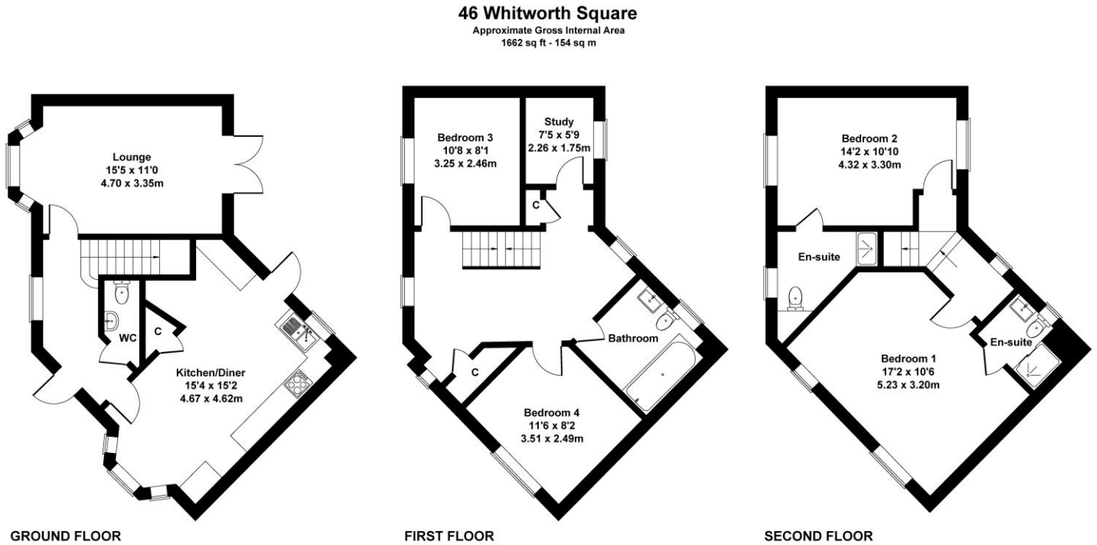
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46 Whitworth Square,
Whitchurch, Cardiff, CF14 7DR



A modern double fronted three storey semi-detached property, positioned in a quiet no-through road, conveniently located just minutes' drive from Junction 32 Coryton Interchange on the M4, just a short walk to the local bus stop and Coryton train station, as well as being in the catchment for Whitchurch High School. Central hall, cloakroom, 15ft bay fronted lounge with French doors, 15ft fitted kitchen/diner and utility area, versatile first floor study/bedroom 5, 4 bedrooms, 2 bathrooms, further cloakroom/WC off a bedroom. Double glazing, gas central heating. Enclosed rear garden with patio enjoying a sunny aspect. Drive. EPC Rating: C

Price: £399,950



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Entrance Hall
Approached by a composite front door with double glazed insert to upper part, leading onto a central hallway with single flight staircase to first floor, panelled radiator, window to front.

Cloakroom
Low level WC, pedestal wash hand basin, radiator.





Lounge 15'5" (4.7m) x 11'10" (3.61m) into bay
Overlooking the entrance approach and having double glazed French doors leading to the rear garden, radiator.





Kitchen/Diner 15'2" (4.62m) x 15'4" (4.67m) max
Fitted along two sides beneath round nosed worktop surfaces, inset four ring gas hob with oven below and circulating fan above, matching range of eye level wall cupboards, tall larder cupboard, space for fridge. Bay to front overlooking the entrance approach, ample space for dining table, plumbed for automatic washing machine with lipped display surface, double glazed window overlooking the rear garden and store cupboard.

First Floor Landing
Approached by an easy rising single flight staircase with newel post and banister, leading onto a central landing area with window to front, deep store cupboard, additional window to rear.



Bedroom 3 10'8" (3.25m) x 8'1" (2.46m)
Overlooking the entrance approach, panelled radiator.

Bedroom 4 11'6" (3.51m) x 8'2" (2.49m)
Aspect to front, panelled radiator, quality flooring.

Bedroom 5/Study 7'5" (2.26m) x 5'9" (1.75m)
Overlooking the rear garden, quality flooring, panelled radiator.



Family Bathroom
Modern white suite comprising low level WC, pedestal wash hand basin, panelled bath with brass hand grips and shower mixer, ceramic wall tiling to wet areas with border tile, panelled radiator.

On the Second Floor
Approached by an easy rising single flight staircase with newel post and banister, leading onto a central landing area with aspect to rear, panelled radiator.



Bedroom 1 17'2" (5.23m) x 10'6" (3.2m)
With two windows overlooking the entrance approach, two radiators.



En Suite
Modern white suite comprising low level WC, pedestal wash hand basin, double width shower cubicle with glazed shower screen doors, ceramic tiling to wet areas, panelled radiator.



Bedroom 2 14'2 (4.32m) x 10' 10"(3.30m)
Aspect to front and rear garden, , radiator, door to en suite

En Suite
Comprising wc and wash basin.

Front Garden
Attractive picket style fencing with slate stones forecourt and central paved path to entrance hall. Tarmacadam driveway to side with timber door and screening leading to the rear garden.



Rear Garden
Sunny patio area leading onto an area of lawn, enclosed by timber lapped fencing. Water tap. Timber gate and screening leading to front drive. Large timber garden shed.

Directions
Travelling north through Whitchuch Village from Merthyr Road into Penlline Road, the road becomes Park Road and finally Pendwyallt Road. Hereon, take the next turn left at the traffic lights into Whitchurch Square, follow the road in a cloak wise format and the property will be found on the second corner on the right hand bend.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS260128

Council Tax Band: F (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.