

College Road

WHITCHURCH, CARDIFF, CF14 2NT

GUIDE PRICE £315,000

**Hern &
Crabtree**



College Road

No Chain. Situated on the sought-after College Road in Whitchurch, this well-presented three-bedroom mid-terrace cottage offers generous living space, character features, and an excellent location within walking distance of local amenities that Whitchurch has to offer.

The property has been in the same ownership for over 40 years and was significantly extended in 2010. A thoughtfully designed two-storey addition. This extension created a spacious kitchen/diner, and two additional bedrooms, a modern family bathroom, and a new staircase to the first floor.

The accommodation includes a welcoming lounge, a spacious kitchen/diner, three generously sized bedrooms, and a four piece family bathroom. To the rear, there is a beautifully maintained garden.

The property is ideally located and a short walk to Whitchurch village, public transport links and the excellent primary and secondary schools.



885.00 sq ft

Entrance

Entered via a composite front door, into living room.

Living Room

18'2 x 13'11

Twin double glazed windows to the front, original staircase is used as a feature with a further wooden staircase to the first floor, built in cupboards, utility meters, beamed ceiling, a gas fireplace with wooden mantle and stone surround.

Kitchen

18'11 x 9'

Double glazed window to the rear and double glazed patio doors to the rear, fitted with a range of wall and base units with worktop over and tiled splashbacks, a ceramic sink and drainer, a four ring gas hob with electric oven beneath, combination boiler, plumbing for a washing machine/dishwasher, radiator, tiled floor.

First floor

Stairs rise up from the living room, radiator.

Bedroom One

10'9 x 13'4

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

11'6 x 9'2

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Three

10'6 x 8'6 max

Double glazed window to the front, radiator, built in cupboard, access to loft space.

Bathroom

6'10 x 8'2

Double obscure glazed window to the rear, bath with removable magnetic end panel, corner shower with power shower, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

Garden

Fence, shrubs and wall surround, paved area, cold water

tap, two steps up to a lawn area, garden shed, gate to rear. Double electric point.

Tenure and additional information

We have been advised by the seller that the property is freehold.

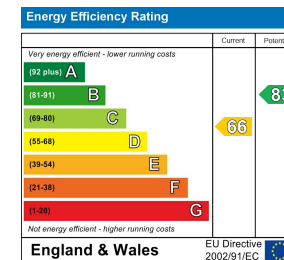
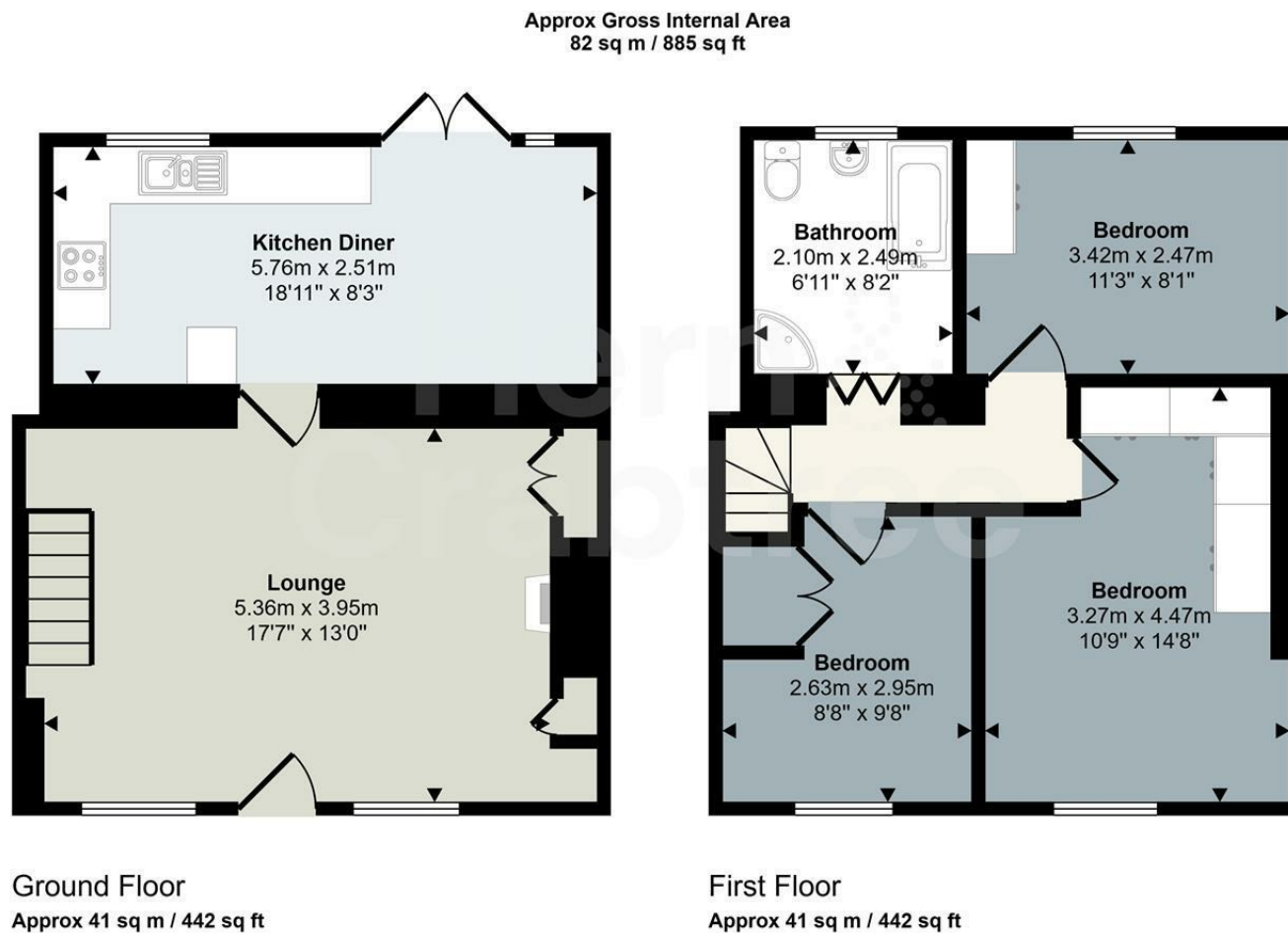
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 555 198



llandaff@hern-crabtree.co.uk



hern-crabtree.co.uk



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.