

Park Crescent

WHITCHURCH, CARDIFF, CF14 7AQ

OFFERS IN EXCESS OF £375,000

**Hern &
Crabtree**



Park Crescent

Perfectly positioned on Park Crescent, tucked away just off Park Road in Whitchurch, this beautifully presented three-bedroom semi-detached home is ideally located close to local schools, shops, and the amenities of Whitchurch Village.

Lovingly maintained and presented in excellent condition throughout, the property is ready for its next owners to move straight in and enjoy. Benefiting from off-street parking, a single garage, and a generously sized rear garden, this fantastic home is perfect for families and those seeking both comfort and convenience.

The accommodation briefly comprises an inviting entrance hall, a dining room with double doors opening into the spacious lounge, and a stylish, modern fitted kitchen with a breakfast bar and a cloakroom to the ground floor.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom, completing this superb home.

Internal viewings are highly recommended for this fantastic home to be fully appreciated.



Approx 946.00 sq ft

Council Tax Band: E

Entrance

Entered via a double glazed pvc door into the hallway.

Hallway

Stairs to the first floor. Double glazed window to the side. Radiator. Wooden flooring.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Wooden flooring.

Dining Room

Double glazed window to the front. Radiator. Recess lights. Wooden glazed doors leading into the living room.

Living Room

Double glazed windows to the front front. Radiator. Recess lights. Dado rail. Wood burner.

Kitchen

Double glazed windows and double glazed door to the rear. The kitchen is fitted with wall and base units with laminate worktops. Composite sink and drainer. Integrated four ring induction hob and oven and grill. Integrated fridge, dishwasher and washing machine. Continuation of the wooden flooring. Recess lights. Radiator.

FIRST FLOOR

Dog leg stair case to the first floor landing.

Landing

Cupboard housing the combi boiler. Loft access hatch. Picture rail. Recess lights.

Bedroom One

Double glazed window to the front. Radiator. Recess lights.

Bedroom Two

Double glazed window to the front. Radiator. Recess lights.

Bedroom Three

Double glazed window to the rear. Radiator. Recess lights.

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Wood laminate flooring. Radiator. Part tiled walls.

OUTSIDE

Front

Driveway. Enclosed with low rise brick walls. Lawn area. Garage. Gate to the side leading to the rear.

Rear

Enclosed with wall and wooden fencing. Access to the garage via pedestrian door. Paved sitting area. Lawn area. Mature flower beds. Cold water tap.

Garage

Single garage with up and over door. Power and light.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - E

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.

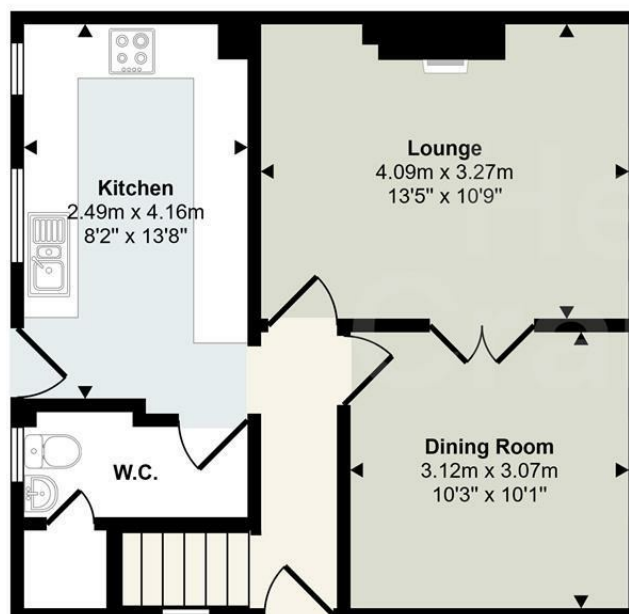
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



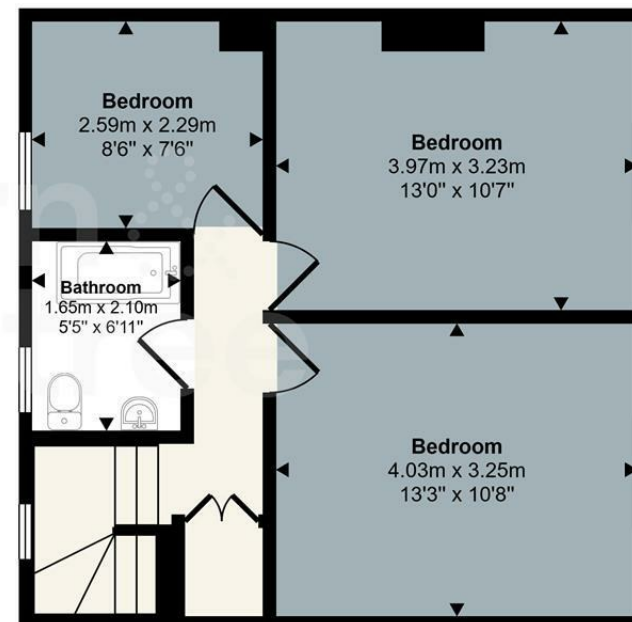


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
88 sq m / 946 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 44 sq m / 475 sq ft

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.