

# Tyn-Y-Pwll Road

WHITCHURCH, CF14 1AS

**GUIDE PRICE £475,000**

**Hern &  
Crabtree**





# Tyn-Y-Pwll Road

A beautifully extended three-bedroom semi-detached home that has been thoughtfully transformed to create stylish open-plan living while retaining charming traditional features.

Perfectly positioned on Tyn Y Pwll Road in the heart of Whitchurch, the property is within easy reach of the excellent amenities, shops, cafés and transport links the area has to offer.

One of the standout features of this wonderful home is the impressive rear garden, a fantastic size, offering superb outdoor space for families, entertaining, or simply relaxing.

The accommodation is immaculately presented and ready to move straight into. It briefly comprises: an inviting entrance hall with period tiled flooring, a lounge, a convenient downstairs shower room, and a sitting room that flows seamlessly into a spacious kitchen/diner with doors opening directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Whitchurch is one of Cardiff's most sought-after suburbs, offering a charming village atmosphere with a bustling high street full of independent shops, cafés, restaurants and everyday conveniences. Ideally located just a short distance from Cardiff city centre, the area benefits from excellent transport links and easy access to the A470 and M4.

The area is particularly popular with families due to its well-regarded schools, including Whitchurch Primary School, Whitchurch High School, and the Welsh-medium Ysgol Gymraeg Melin Gruffydd.



**1170.00 sq ft**

### Entrance Hall

Entered via a composite door into the hallway. Stairs to the first floor with storage cupboards. Coved ceiling. Picture rail. Radiator. Original tiled floor.

### Living Room

Double glazed bay window to the front. Coved ceiling. Picture rail. Radiator. Feature fireplace with wooden surround.

### Shower Room

Obscure double glazed window to the side. Tiled walls and floor. W/c and wash hand basin. Corner shower.

### Open Plan kitchen/Diner and Sitting Room

The living area has coved ceiling, picture rail and dado rail. Built in storage cupboards. Squared off archway into the kitchen diner. Two double glazed Sky light windows to the rear. Double glazed French doors and windows to the rear. Tiled flooring. Radiator. The kitchen is fitted with wall and base units with laminate worksurfaces. Five ring integrated gas hob, integrated oven and oven and grill. Stainless steel sink and drainer. Space and plumbing for a dishwasher.

### Utility

Space and plumbing for a washing machine and tumble dryer.

### FIRST FLOOR

Stairs from the entrance hall.

### Landing

Loft access hatch. Wooden Bannister. Coved ceiling.

### Bedroom One

Double glazed bay window to the front. Coved ceiling. Picture rail. Wooden flooring. Radiator. Feature cast iron fireplace with tiled hearth.

### Bedroom Two

Double glazed window to the rear. Coved ceiling. Picture rail. Wooden flooring. Radiator. Feature cast iron fireplace with tiled hearth.

### Bedroom Three

Double glazed window to the front. Coved ceiling. Picture rail. Wooden flooring. Radiator.

### Bathroom

Obscure double glazed window to the rear. Bath with power shower, w/c and wash hand basin. Heated towel rail. Tiled walls and floor.

### OUTSIDE

#### Front

Enclosed with low rise brick wall. Off street paved driveway.

#### Rear Garden

Good size enclosed rear garden with low rise brick wall and timber fencing. Paved sitting area. Step to a lawn area. Paved path leading to the rear. Timber shed. Cold water tap. Access to the side with gates. Further storage to the side.

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F

### Disclaimer

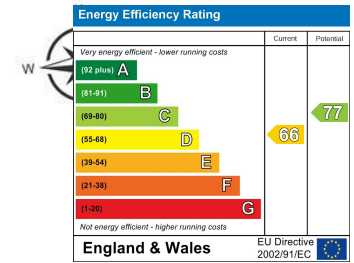
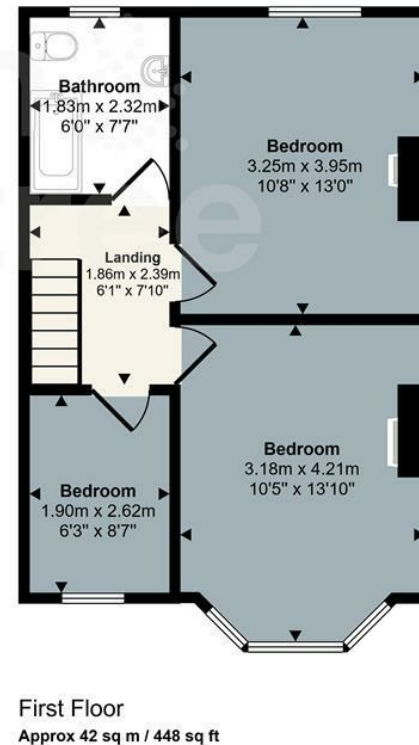
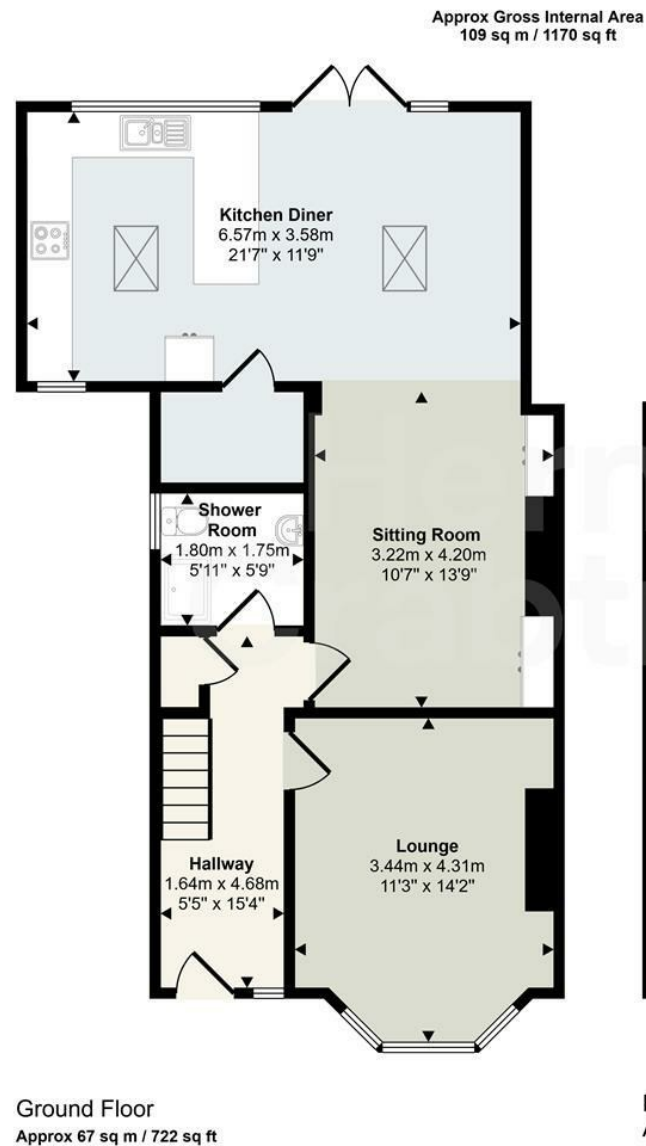
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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