

# Whitchurch, Cardiff

£200,000 – Offers In Excess Of



- Traditional Semi Detached House
- Three Bedrooms
- Upstairs Bathroom
- Requires Refurbishment
- Gas Central Heating (Combi)
- Conservatory, Garage & Gardens

58 Merthyr Road, Whitchurch,  
Cardiff, South Wales CF14 1DJ  
Tel: 029 20 628 968 (Sales)  
Tel: 029 20 628 877 (Rentals)  
[www.thomasandrose.co.uk](http://www.thomasandrose.co.uk)



# 13 Kelston Road, Whitchurch, Cardiff, CF14 2AG

## Description

INVESTMENT PROPERTY: Located in a sought after road in Whitchurch, this period property features three bedrooms, two receptions, driveway and garage. In need of refurbishment this investment property also benefits from a modern gas central heating system. Great location just around the corner from Whitchurch Library.

## Hallway

Entered via an obscured double glazed front door with single glazed side screens and windows above. Dado rail. Double panel radiator with thermostat control. Power point. Under stairs storage cupboard. Wood block flooring. Under stairs pantry with shelving, obscure glazed window and tiled flooring. Doors to kitchen and each reception room. Stairs to first floor.

## Kitchen 9' 3 x 7' 7 (2.844m x 2.325m)

Papered ceiling. Single glazed window to side. Wall mounted modern Combi boiler. Built in traditional style wooden kitchen unit with display cabinet and cupboards below. Power points. Stainless steel sink and drainer with cupboards below. Gas

cooker point. Doors to hallway and side 'lean-to'.

## Side Lean-To

Single glazed windows to side. Single glazed door to rear. Doors to 'outside' WC and 'out house'.

## Reception Room One 12' 9 x 12' 0 (3.908m x 3.667m)

Papered ceiling. Picture rail. Double panel radiator. Power points. Telephone point. Tiled fireplace. Leaded light glazed wooden door to rear 'lean-to' conservatory with matching side screens. Wood block flooring.

## Rear Lean-To Conservatory

Single glazed windows to rear with wooden door to rear.

## Reception Room Two 15' 0 x 12' 11 (4.576m x 3.956m)

Papered ceiling. Double glazed bay window to front. Double panel radiator with thermostat control. Power points. Picture rail. Wood block flooring.



### First Floor Landing

Papered ceiling. Loft access point. Dado rail Obscured single glazed window.

### Bathroom 7' 9 x 6' 8 (2.377m x 2.034m)

Papered ceiling. Dado rail. Roll top bath. Close coupled WC. Pedestal wash hand basin. Radiator. Double glazed window to front.

### Bedroom One 15' 1 into bay x 13' 1 into alcoves (4.617m x 3.993m)

Papered ceiling. Double glazed bay window to front. Exposed wooden floorboards. Radiator. Power points. Telephone point. Picture rail.

### Bedroom Two 12' 9 x 11' 1 (3.902m x 3.392m)

Papered ceiling. Double glazed window to rear. Built in half wardrobe. Picture rail. Built in airing cupboard. Cast iron fireplace. Power points. Radiator with thermostat controls. Exposed wooden floorboards.

### Bedroom Three 9' 2 x 7' 7 (2.813m x 2.326m)

Papered ceiling. Double glazed window to rear. Radiator with Thermostat controls. Power point. Exposed wooden floorboards.

### Outside Rear

Mainly laid to paving with planted borders as well as a concrete patio to the rear. Enclosed by garden walls with gated access to the driveway and garage.

### Outside Front

Forecourt to front enclosed by garden wall with gated access to the driveway. Driveway to the side leading to the garage.

### Garage

Wooden opening doors to access with window to rear.

### Viewings

Strictly with prior appointment with the estate agents, Thomas & Rose. Call 02920 628968 to arrange your viewing.

### Offers

All offers are to be made to the selling estate agents. Please note this property is marketed at 'offers in excess of' two hundred thousand pounds. The vendor has asked the agents to automatically refuse any offers below this amount.



**IMPORTANT NOTICE:**

These particulars have been prepared in good faith to give a fair view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements, aspects or distances referred to are given as a **GUIDE ONLY** and are **NOT** precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where any references made to planning permission or potential uses such as information is given in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

Descriptions of the property are subjective and are used in good faith as an option and **NOT** as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.

The Home Information Pack is available to view at our offices and a pdf version is available to be sent by email.

