

FOR SALE

Offers in the Region Of £375,000 Freehold



188 Merthyr Road, Whitchurch, Cardiff, South Glamorgan. CF14 1DL

- CLOSE TO ALL AMENITIES
- LARGE DRIVEWAY & GARAGE
- LARGE RECEPTION ROOM
- DOWNSTAIRS W/C
- LARGE GARDEN
- 3 BEDROOMS
- GOOD TRANSPORT LINKS TO CARDIFF CITY CENTRE
- RECENTLY REFURBISHED



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PROPERTY DESCRIPTION

**** Offers in the Region Of £375,000 **** Step inside this recently refurbished 3-bedroom semi-detached house in the highly sought-after area of Whitchurch, where comfort meets convenience. Boasting a spacious large reception room, modern bathroom and downstairs W/C, and a generous garden, this home is perfect for families or those seeking room to grow. The property also offers a large driveway and garage, ensuring ample parking and storage solutions. Its prime location places you close to all essential amenities and provides excellent transport links directly into Cardiff city centre, making commuting effortless.

Whitchurch is renowned for its friendly community atmosphere, excellent schools, and easy access to shops, cafes, and local parks. Whether you enjoy peaceful walks or need quick connections to the city, this vibrant suburb strikes the perfect balance between relaxed living and urban convenience.



ROOM DESCRIPTIONS

Hallway

1.65 x 4.91 m

5'5" x 16'1"

Living Area

3.62 x 8.50 m

11'10" x 27' 10"

Kitchen

1.65 x 2.33 m

5'5" x 7'7"

W/C

1.09 x 1.29 m

3'6" x 4'2"

Bedroom 1

3.37 x 4.24 m

11'0" x 13'10"

Bedroom 2

2.66 x 4.11 m

8'8" x 13'5"

Bedroom 3

1.96 x 2.72 m

6'5" x 8'10"

Bathroom

1.98 x 1.98 m

6'6" x 6'5"

Garage

4.87 x 2.75 m

15'1" x 9'0"



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

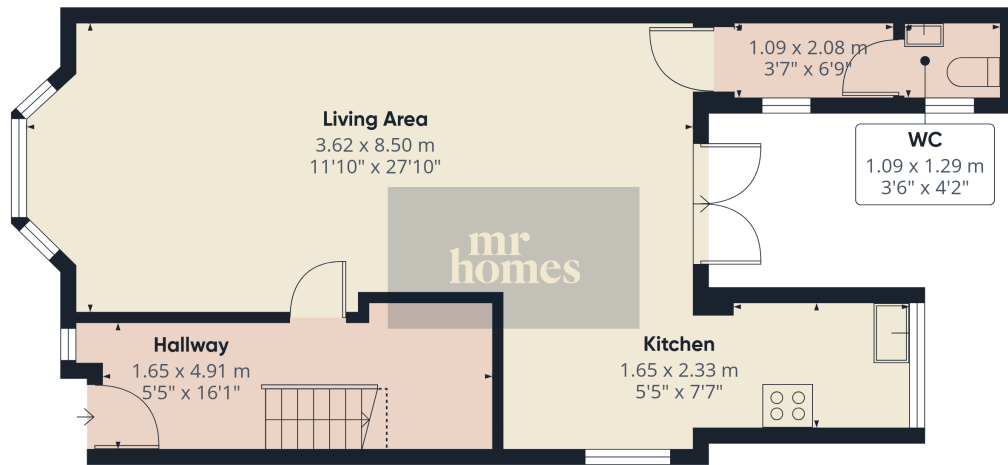
No

Any easements, servitudes, or wayleaves? No

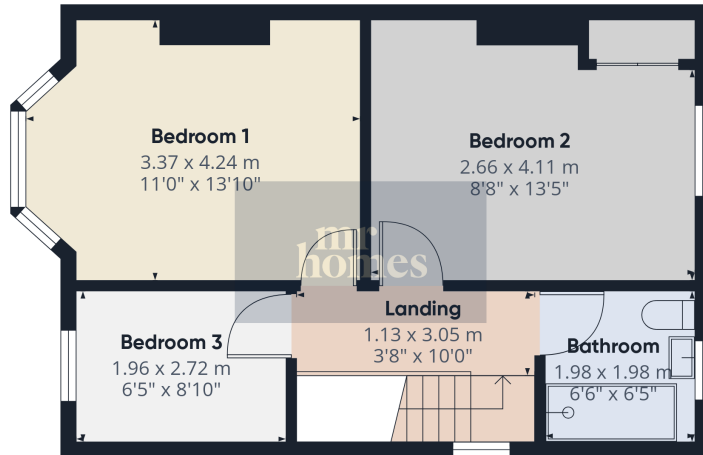
The existence of any public or private right of way? No



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total areaⁿ
89.8 m²
967 ft²

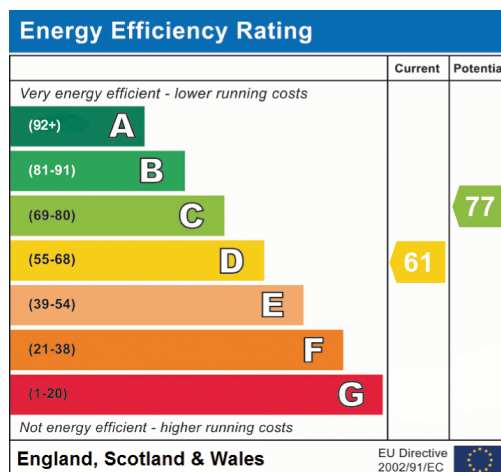
Reduced headroom
0.5 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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