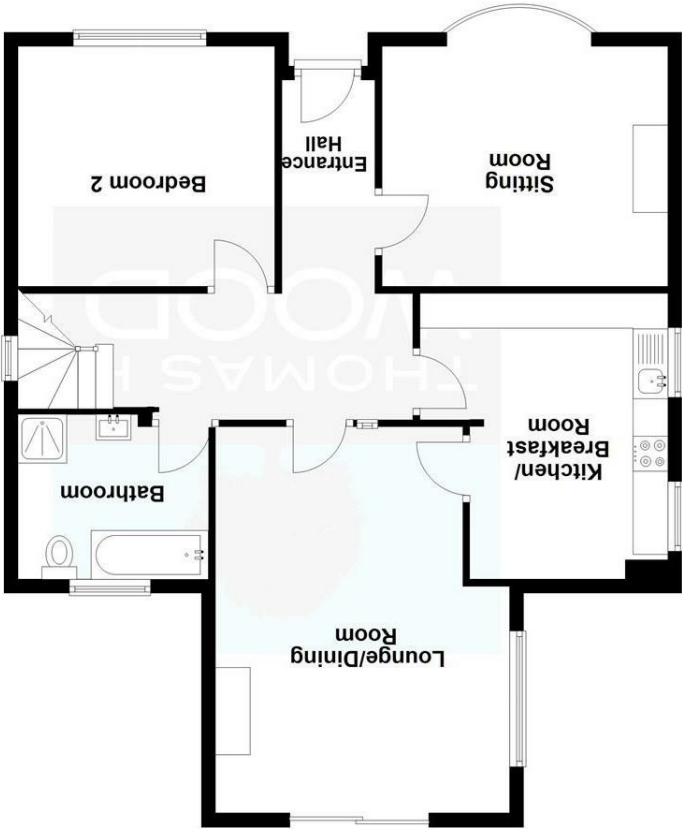


Total area: approx. 1324.8 sq. feet



Ground Floor  
Approx. 896.0 sq. feet



First Floor  
Approx. 428.7 sq. feet

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	83

THOMAS H  
WOOD



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8 Pantbach Place,  
Whitchurch, Cardiff  
CF14 1UN

Asking Price £575,000  
House - Detached  
3 Bedrooms

**Tenure - Freehold**

**Floor Area - 1324.80 sq ft**

**Current EPC Rating - C71**

**Potential EPC Rating - B83**



A Rare Opportunity Awaits! Nestled on a generous corner plot, 8 Pantbach Place offers the perfect blend of space, versatility, and charm. Having been lovingly owned and maintained for over thirty years, this immaculate home has been extended at the rear and into the roof, providing generous living spaces for modern family life. Boasting three well-proportioned bedrooms, and master en-suite with fitted wardrobes. The property offers versatile living with the options to use the sitting room as a bedroom, if desired.

The property has been updated to the highest standard, with a newly renovated kitchen and bathroom, offering a contemporary touch while retaining its character. The living areas are bright, spacious, and welcoming, providing comfort at every turn. Step outside to discover delightful, well-stocked gardens that create a peaceful sanctuary, perfect for young families and garden enthusiasts alike. A charming summer house offers additional space for relaxation or hobbies, while the garage presents exciting conversion potential for those looking to expand further. With driveways to the front and side, there is ample off-road parking, that enhances the convenience and practicality of this beautiful home. Viewings of this exceptional home are highly recommended.

#### **ENTRANCE**

Via composite door to a spacious and welcoming hallway. With carpeted floor, papered walls and radiator panel with TRV. Doors to all rooms and stairs to the first floor.

#### **BEDROOM TWO**

3.69m x 3.56m (12'1" x 11'8")

Carpeted floor, papered walls with picture rail and papered ceiling. Fitted wardrobes and matching fitted drawer units and bedside cabinets, UPVC window to front and radiator panel with TRV.

#### **SITTING ROOM**

3.78m x 4.21m (12'4" x 13'9")

Carpeted floor, papered walls with picture rail and papered ceiling. UPVC bay window to front and radiator panel with TRV. Feature electric fireplace with marble hearth and surround.

#### **LOUNGE/DINER**

4.22m x 5.54m (13'10" x 18'2")

A very generous reception room with carpeted floor, papered walls and smooth ceiling with coving. Feature gas fire with quartz surround and hearth. UPVC sliding doors to patio and UPVC window. Radiator panel with TRV. A delightful room that overlooks the rear and side gardens.

#### **KITCHEN/BREAKFAST ROOM**

3.87m x 3.89 (12'8" x 12'9")

A modern kitchen with a range of wall and base units and contrasting work surfaces over. Integrated appliances include electric oven, gas hob with extractor, washing machine, tumble dryer and fridge freezer. Stainless steel sink with drainer. UPVC windows to the side and rear. Glazed composite door to the rear garden. Tiled floor and tiled splash backs. Painted walls and smooth ceiling with spotlights. Useful, full height storage cupboards and further space for a dish washer. Radiator panel and chrome towel rail. Two large picture windows look out on to the garden.

#### **LANDING**

Via carpeted staircase to a bright and spacious landing. Velux window to the stairwell

and UPVC window to the side aspect. Ample space on the landing to create a working from space. Doors to the bedrooms. Useful storage/airing cupboard and access to the boarded loft.

#### **MASTER BEDROOM**

2.99m x 4.88m (9'9" x 16'0")

A generous master bedroom with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes along one side, UPVC window to rear and radiator panel with TRV.

#### **EN-SUITE**

1.46m x 1.50m (4'9" x 4'11")

Three-piece suite with low-level WC, wash hand basin with chrome tap and shower cubicle with chrome mixer shower. UPVC window to side. Part tiled walls and shaving point. Tiled floor and towel radiator.

#### **BEDROOM THREE**

4.36m x 1.81m (14'3" x 5'11")

Carpeted floor, painted walls and smooth ceiling with Velux window. Fitted clothes rail, radiators panel with TRV.

#### **OUTSIDE**

##### **FRONT**

A welcoming frontage with manicured lawn and well stocked borders. A generous driveway with ample parking. Gate to the rear garden.

##### **SIDE**

A second generous driveway.

##### **REAR**

A truly superb rear garden. This carefully thought-out garden allows benefits from the multiple areas to relax and enjoy the sunny aspect. There is an array of mature plants, shrubs and well stocked borders that enhance this generous garden. The immaculate lawn and patio areas, plus summerhouse, with power, completes this wonderful garden.

#### **GARAGE**

3.07m x 5.19m (10'0" x 17'0")

With power and lighting. Up and over door to driveway. Spare plumbed in washing machine and tumble dryer. Door for the garden. The garage offers superb potential for conversion to a home office or garden room, subject to the relevant permissions.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band F



