




FOR SALE

 4 Reception Rooms

 5 Bedrooms

 2 Bathrooms

Guide Price
£1,100,000

Contact Us

 0292 052 2106

Church Road, Whitchurch CF14 2DY





Whitchurch Village

Steeped in local charm yet just a stone's throw from Cardiff's center, Whitchurch village (CF14) offers the best of both worlds. This vibrant suburb pulsates with a strong community spirit. Explore the independent shops and cafes lining Merthyr Road, where you can sip on a coffee and catch up with friends, or delve into the leafy enclaves perfect for a leisurely stroll. Kids will love exploring the hidden parks tucked away amongst the streets, while fitness enthusiasts can enjoy the nearby walking and cycling paths.

Despite its suburban status, residents hold onto the village feel, fondly referring to "The Village." This is evident in the numerous community events held throughout the year, fostering a strong sense of belonging. Whitchurch caters to everyone, offering a relaxed vibe alongside excellent amenities. Whether you're seeking a family-friendly environment with good schools and a safe atmosphere, or a dynamic atmosphere with easy access to the city center for nightlife and entertainment, Whitchurch delivers it all.





Church Road, Whitchurch. Cardiff CF14 2DY

"Ravenswood", a handsome red-brick Edwardian family home, is for sale for the first time in over 60 years. This spacious 5-bedroom house offers a well-balanced layout with a living room, dining room, breakfast room, and more. Step outside to find a beautiful, enclosed rear garden perfect for relaxing or entertaining. Stepping back inside, the home boasts many original period details throughout, transporting you to a bygone era. Admire the ornate fireplaces, stained glass windows, and coved ceilings – just a few of the charming features that imbue this house with character.

The property sits on a generous plot of circa 0.22 acres, offering exciting potential to extend the home and personalize it to your taste (subject to planning permission). Located on the picturesque, tree-lined Church Road in the heart of Whitchurch, "Ravenswood" is surrounded by beautiful period homes. The area offers a vibrant mix of amenities, from familiar high street stores like Co-op and Boots to charming cafes, established restaurants, and pubs. Residents enjoy excellent public transport links to the city center with regular bus services and Llandaff North train station just a short 0.3 miles away.



5



2



4



EPC
TBC

● **Guide price: £1,100,000**

● **Tenure: Freehold**

● **Local authority: Cardiff City Council**

● **Council Tax Band: H**





Floor 0

Approximate total area⁽¹⁾

2379.27 ft²

Reduced headroom

13.72 ft²



Floor 1

Additional Information

Tenure: Freehold. Please verify via your Solicitor:
Council Tax Band: H. Approximately £3,654.00 per annum.
Land Transaction Tax: £71,750.00 (based on the asking price).
Square Footage: 2379.72 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Whitchurch Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Gruffydd. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Contact Us



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