

## FOR SALE

Guide Price £410,000

Heol Y Forlan, Whitchurch, Cardiff,  
South Glamorgan CF14 1BA

-  3 Bedroom
-  1 Bathroom
-  3 Receptions



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### Property Descriptions

Heol y Forlan, Whitchurch, Cardiff An impeccably renovated 1920s home in the heart of village life.

Located on one of Whitchurch's most popular residential streets, this beautifully refurbished double-bay fronted red-brick period home offers a seamless blend of classic character and contemporary style. Having undergone a comprehensive and thoughtful renovation by the current owners, the property now provides generously proportioned accommodation ideal for modern family life.

Internally, the home welcomes you via a storm porch and traditional entrance hall, opening into a bright and elegant living room, a separate sitting room, and a dedicated dining room. To the rear, the modern fitted kitchen features a full range of integrated appliances and crisp contemporary finishes. Upstairs, a split-level landing leads to three well-appointed bedrooms, including a notably spacious double-width primary bedroom — a rare feature in properties of this era — and a stylish family bathroom.

The home further benefits from gas central heating, uPVC double glazing, and a private enclosed rear garden with convenient rear lane access.

Heol y Forlan enjoys a prime position in Whitchurch, a vibrant and highly desirable village just a few miles north of Cardiff city centre. Beloved for its strong sense of community, leafy streets, and rich mix of amenities, Whitchurch offers a relaxed yet connected lifestyle. Within a short stroll, residents can enjoy a wide selection of independent cafés, boutique shops, traditional pubs, and highly rated

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

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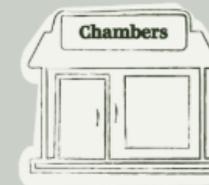
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