

## **FOR SALE**

Guide Price £425,000

Felin Fach, Whitchurch, Cardiff, South Glamorgan CF14 1NY

🚍 3 Bedroom 🛛 🕂 1 Bathroom 🛛 🖓 2 Receptions



## Property Descriptions

Felin Fach, Whitchurch, Cardiff – A Spacious Family Home in a Prime Location.

Situated in the sought-after suburb of Whitchurch, this substantial semidetached residence offers approximately 1,300 sq ft of versatile living space, ideal for families seeking comfort and convenience.

The ground floor comprises a welcoming entrance hall, a bright sitting room, a generous living/dining room perfect for entertaining, a modern fitted kitchen, a practical utility room, and a well-appointed ground floor bathroom. Upstairs, three comfortable bedrooms are served by a shower room.

The property benefits from UPVC double glazing, gas central heating, off-road parking, and easy-care gardens to the front and rear—ideal for low-maintenance living.

Felin Fach occupies a prime position just a short walk from the heart of Whitchurch village, renowned for its independent shops, cafés, restaurants, and warm community atmosphere. Families will appreciate the wide choice of excellent local schools, including well-regarded English and Welsh medium primaries and secondaries, as well as the nearby Cardiff Steiner School and prestigious private institutions such as Howell's School and Kings Monkton.

☑ Info@chambersestateagents.co.uk

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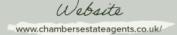
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**2** 0292 052 2106

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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