





## FOR SALE

Guide Price £399,995

Merthyr Road, Whitchurch, Cardiff,  
South Glamorgan CF14 1DE

-  2 Bedroom
-  1 Bathroom
-  2 Receptions



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### Property Descriptions

Charming Late Victorian Mid-Terrace Cottage on Merthyr Road, Whitchurch!

Nestled in the heart of Whitchurch, Cardiff, this delightful two-bedroom mid-terrace cottage seamlessly blends period charm with modern comforts. Set back from the road, the property offers both privacy and convenience, making it an ideal home for discerning buyers.

Upon entering, you are welcomed by an entrance porch leading to a hallway equipped with a cloakroom/WC. The spacious living and dining area boasts ample natural light, providing an inviting space for relaxation and entertainment. The well-appointed fitted kitchen/breakfast room offers generous storage and workspace, complemented by a lean-to utility area catering to additional household needs.

The first floor comprises two generous double bedrooms, each offering comfortable living space. A contemporary four-piece bathroom suite includes both a bathtub and a separate shower. Additionally, a pull-down ladder provides access to a fully boarded loft room, illuminated by a Velux window, offering versatility as a home office, studio, or extra storage space. Externally, the property features well-maintained gardens at both the front and rear. The rear garden benefits from gated lane access, providing off-road parking — a valuable asset in this sought-after area.

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.

# Chambers

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