



117 MERTHYR ROAD
WHITCHURCH
CARDIFF CF14 1DE

GUIDE PRICE

£725,000



SEMI DETACHED HOUSE



4



2



2



2

MGY are delighted to offer for sale this exquisite semi detached property in the highly sought after Whitchurch area, within a stone's throw of the wide variety of shops, amenities and restaurants in the village. The property has been transformed by the present owners with meticulous attention to detail. The accommodation comprises hallway, lounge, office/ further reception room, exceptional open plan kitchen/diner/ family room, utility room and shower room to the ground floor. To the first floor there are four double bedrooms and family bathroom and to the second floor there is a usable loft room. Off road parking to the front, exceptional rear garden and large garage with space for five cars. This property must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1539 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Whitchurch Village is a real hub of North Cardiff offering a range of shops, cafe and restaurants. With everything on your door step, including highly regarded primary and secondary schools within walking distance and great public transport links. There are also great road links for commuters leading in and around Cardiff plus easy access to the A470 and M4 corridor.

ENTRANCE HALL

Entered via wooden door with inset obscured glazed panel and with further glazed panel over. Tiled floor. Oak banister to staircase. Deep skirting boards. Gas and electric meter cupboards. Understairs storage cupboard.

LOUNGE

13' 11" x 13' 7" (4.24m x 4.14m)

Double glazed uPVC bay window to front. Exposed floorboards. Coved ceiling. Wood burning stove.

SITTING ROOM

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to side. Large storage cupboard housing "Worcester" boiler and hot water cylinder. Coved ceiling. Radiator. Oak flooring.

OPEN PLAN KITCHEN/FAMILY ROOM

18' 2" x 17' 9" (5.54m x 5.41m)

Glass doors from the entrance hall. Bi- folding doors to rear garden. Glazed door to utility room and downstairs shower room. Double glazed window to side. 3 velux skylights to ceiling and 3 vertical radiators. Spotlights to ceiling. Tiled flooring. A range of cabinets and kitchen units with Granite work surfaces with integrated butler style ceramic sink unit with mixer tap. Range cooker. Integrated dishwasher, fridge / freezer and further freezer. Fitted shelving.

UTILITY ROOM

7' 4" x 4' 6" (2.24m x 1.37m)

Tiled floor. Space for washing machine and tumble dryer. Shelving. Glazed door to:-

SHOWER ROOM

7' 4" x 5' 11" (2.24m x 1.8m)

Obscured double glazed window to side. Tiled floor. Vanity enclosed wash hand basin with mixer tap, w.c, walk in shower cubicle with rain shower and further shower attachment. Fully tiled walls with recessed shelving. Mirror with lighting. Shaver point. Radiator.

FIRST FLOOR

Stairs and Landing

Oak flooring. Radiator. Stairs to second floor loft room.

BEDROOM ONE

17' 9" x 11' 5" (5.41m x 3.48m)

2 double glazed windows to front. Radiator. Feature fireplace. Fitted Sharps wardrobes.



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BEDROOM TWO

11' 4" x 11' 1" (3.45m x 3.38m)

2 double glazed windows to side. Radiator.

BEDROOM THREE

11' 1" x 8' 5" (3.38m x 2.57m)

Obscured double glazed window to side. Radiator. Grey laminate flooring.

BEDROOM FOUR

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window overlooking rear garden. Radiator. Grey laminate flooring.

BATHROOM

7' 4" x 6' 11" (2.24m x 2.11m)

Obscured double glazed window to rear. Tiled walls and flooring. Vanity enclosed wash hand basin with mixer tap and storage below, w.c, bath with mixer tap, rain shower over and additional shower head. Mirror with lighting. Chrome heated towel rail. Shaver point.

SECOND FLOOR

Stairs and Landing

Eaves storage. Door to:-

LOFT ROOM

17' 9" x 11' 9" (5.41m x 3.58m)

Velux window. Exposed wooden beams.

OUTSIDE

REAR GARDEN - An outstanding rear garden. Paved seating area with steps to lawn, featuring stepping stones to raised composite decking and rear access to garage. 3 apple trees. Well stocked borders. Feature fireplace, barrels and barrel planters. Shed. Paved to side with gated access. Outside tap and power points.

FRONT GARDEN - Off road parking for two vehicles. Wooden gate to side and rear. Stone boundary wall.

GARAGE

39' 5" x 17' 10" (12.01m x 5.44m)

A substantial garage to accommodate approx 5 cars. Electric roller shutter door via rear lane. Alarmed. Power. Inside tap. Storage in the rafters. Obscured double glazed door to garden.



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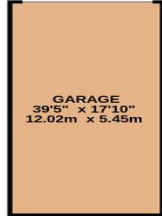


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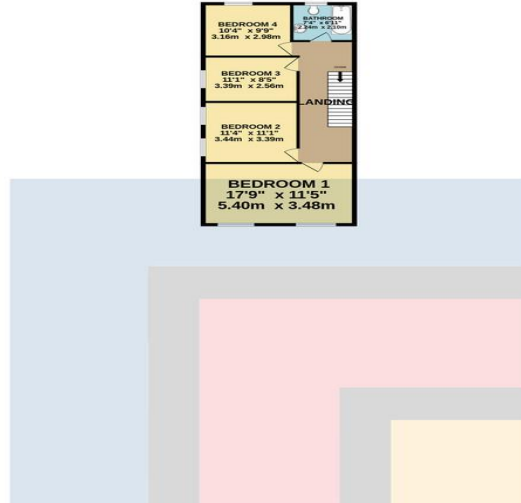


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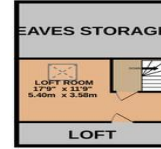
GROUND FLOOR
1464 sq ft (135.7 sq m.) approx.



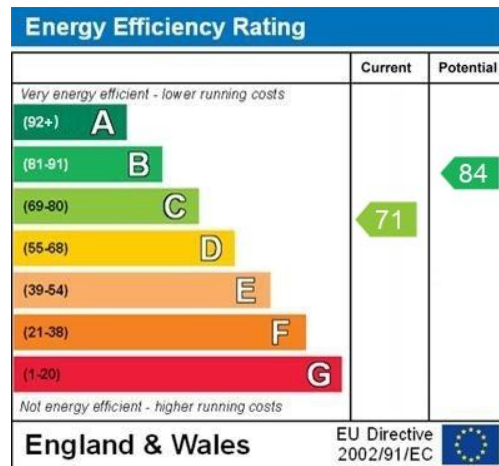
1ST FLOOR
724 sq ft (67.2 sq m.) approx.



2ND FLOOR
472 sq ft (43.9 sq m.) approx.



TOTAL FLOOR AREA: 2850 sq ft (264.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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