



39 BISHOPS ROAD
WHITCHURCH
CARDIFF CF14 1LU

ASKING PRICE OF
£600,000



SEMI-DETACHED HOUSE



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Situated on the ever-popular Bishops Road in the heart of Whitchurch, this spacious three-bedroom semi-detached property offers great family living in one of Cardiff's most desirable suburbs. Perfectly positioned within walking distance of local amenities, schools, and excellent transport links, this home combines comfort, convenience, and charm. The property briefly comprises entrance hall, two large reception rooms, galley kitchen, orangery, two double bedrooms, one single, full size family bathroom.

ENTRANCE HALL

11' 8" x 6' 0" (3.578m x 1.854m)

Entry via original wooden door. Original tiled flooring. Stairs to 1st floor with storage underneath. Radiator. Picture rail. Doors to all rooms.

FRONT RECEPTION

12' 9" x 15' 7" (3.894m x 4.766m)

uPVC Bay window to front aspect. Coving. Picture rail. Gas fireplace. Four wall light pendants.

SECOND RECEPTION

12' 1" x 15' 0" (3.703m x 4.576m)

uPVC window to rear. Orangery. Coving. Picture rail. Gas fire. Radiator.

ORANGERY

5' 8" x 23' 7" (1.740m x 7.213m)

Wood framed door to rear garden. Radiator. Tiled flooring. Door access to kitchen.

KITCHEN

8' 1" x 15' 8" (2.466m x 4.785m)

uPVC window side aspect. Wood frame door to orangery. A range of base and wall mounted cabinets with contrasting round edge countertops. Coving. Spotlight.

FIRST FLOOR

LANDING

15' 2" x 4' 0" (4.636m x 1.224m)

Loft hatch with ladder. Doors all rooms.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,054 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

5' 11" x 11' 11" (1.810m x 3.655m)

2uPVC windows with obscure glass to side aspect. WC with inset flush. Free standing bath. Shower cubicle. Wash hand basin. Spotlights.

BEDROOM ONE

16' 0" x 11' 10" (4.888m x 3.618m)

Coving. uPVC bay window to front aspect. Radiator.

BEDROOM TWO

12' 1" x 11' 10" (3.686m x 3.613m)

uPVC window to rear aspect. Radiator. Built in storage cupboard.

BEDROOM THREE

10' 5" x 9' 2" (3.186m x 2.812m)

uPVC window to rear aspect. Radiator. Coving.

OUTSIDE

Rear - A mixture of mature trees and shrubs. Brick wall to boundary. Lawn area. Garage.

Front - Off road driveway.



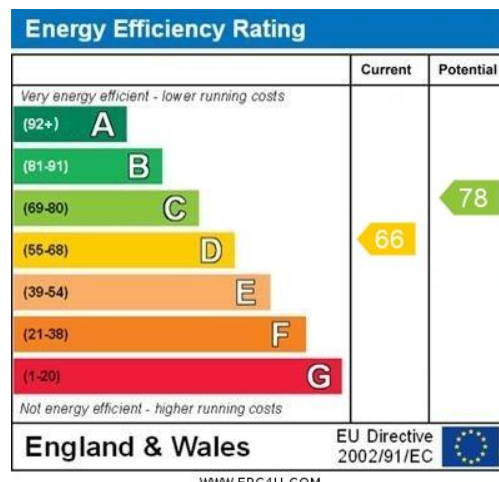
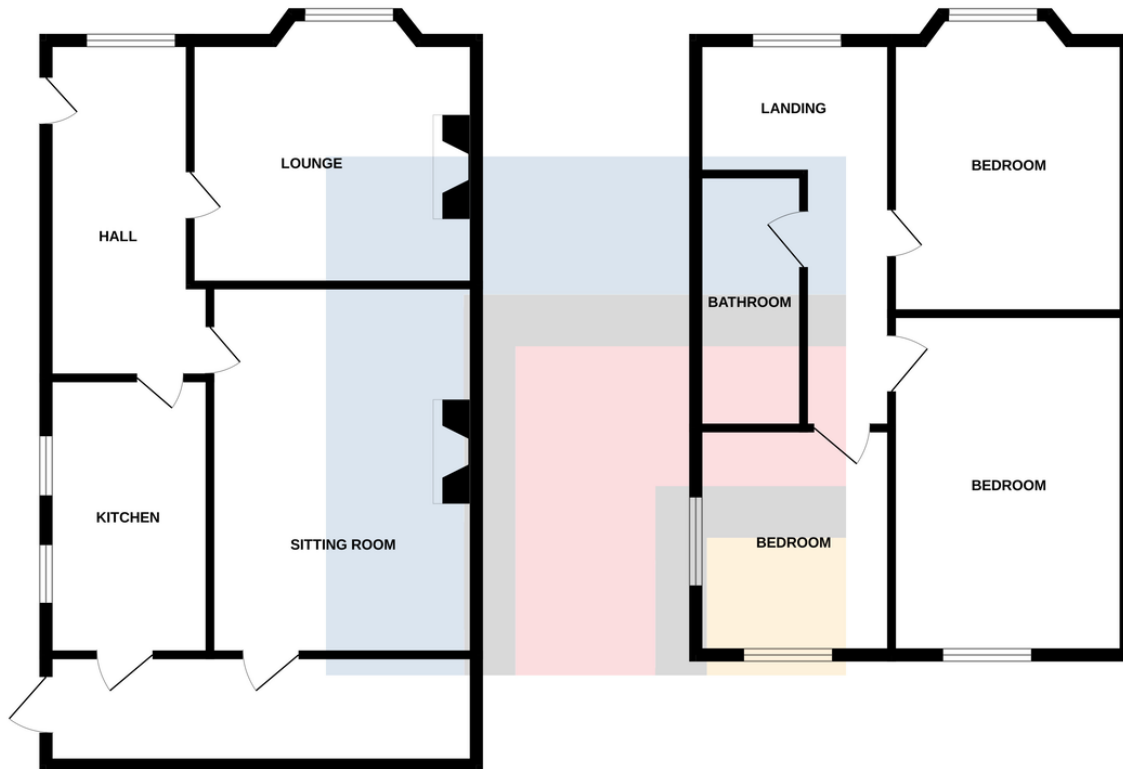
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GROUND FLOOR

1ST FLOOR



WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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