

7 Brook Road,

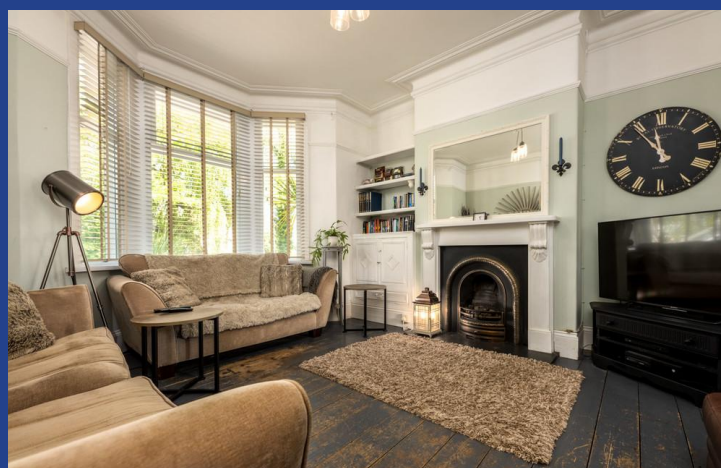
Whitchurch, Cardiff, CF14 1DU



Estate Agents and
Chartered Surveyors

Guide Price

£460,000



Mid Terraced House

4

1

1

3

Property Description

A traditional terrace home offering a number of period features from high ceilings, original fire places and beautiful wood block flooring. Offering an open entrance hall leading into the lounge and dining room with grand staircase to the first floor. Lounge, sitting room and dining room all offer stunning original features with a newly fitted shaker style kitchen/breakfast room to the rear.

To the first floor you will find four spacious bedrooms and a family bathroom complete with three piece bathroom suite. Outside the property offers a gate courtyard front garden complete with plants and shrubbery with an enclosed southerly facing rear garden and garage with rear gated access.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,550 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This delightful property is within close proximity to Whitchurch village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. Whitchurch has well regarded schools at all levels including a welsh school.

ENTRANCE PORCH

Enter into porch via Upvc double glazed front door. Original wall and floor tiles with original wooden front door into hall.

HALLWAY

Textured walls and ceiling with traditional coving and cornice, central light pendant and original tiled flooring. Doors leading to lounge, sitting room and breakfast room. Carpeted staircase leading to first floor.

LOUNGE

13' 3" into alcove x 12' 0" (4.06m x 3.66m)
Original fireplace and surround. Smooth walls and ceiling with traditional coving and cornice, picture rail and ceiling rose. Central light pendant, finished with original wooden floorboards. Wooden glass doors leading into sitting room. Upvc double glazed bay window to front.

SITTING ROOM

11' 10" into alcove x 10' 7" (3.62m x 3.25m)
Original feature fireplace and surround. Smooth walls and ceiling with traditional coving cornice, picture rail and ceiling rose with a central light pendant and original wooden floorboards. Picture window with stained glass to side and a wooden doorway leading to rear garden.

BREAKFAST ROOM

11' 10" x 13' 4" into bay (3.62m x 4.08m)
Smooth walls and ceiling with original tiled flooring. Feature picture fireplace and tiled floors. UPVC double glaze bay window to side. Door leading into kitchen.

KITCHEN

11' 2" x 13' 1" (3.41m x 3.99m)
Fitted with a range of Shaker style base and eyelevel units with laminate worktops over. Space for classic deluxe 90 Range master with a vibrant gas hob. Integral washing machine, bin storage and integral fridge freezer. Tiled splashback with smooth walls and ceiling and two central light pendants, finish with original tiled floor. UPVC double glazed window to rear and side. UPVC double glaze door leading to rear garden.

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LANDING

Textured walls and ceiling with central light pendant and carpeted flooring to finish. Loft hatch providing access with a pulldown ladder into loft space with ample storage. Doors leading to all bedrooms and family bathroom. Original built in double storage cupboard providing shelving ideal for bed linen and towels.

BEDROOM ONE

16' 11" into alcove x 12' 0" (5.18m x 3.67m)

Textured walls and ceiling with original cornice and picture rail. Additional ceiling rose with central light pendant and original floorboards to finish. Original fireplace and tiled surround. UPVC double glazed bay window to front and an additional UPVC double glaze window to front.

BEDROOM TWO

12' 0" x 10' 7" into alcove (3.66m x 3.25m)

Smooth walls and ceiling with a central light pendant and original floorboards to finish. UPVC double glazed window to rear

BEDROOM THREE

11' 8" x 8' 3" (3.56m x 2.54m)

Smooth walls and ceiling with a central ceiling rose and light pendant finished with original floorboards. Original built in double storage cupboard plus single storage on the opposite side of the alcove. UPVC double glaze window to side.

BEDROOM FOUR

13' 3" x 6' 6" (4.06m x 2.00m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Additional storage cupboard. UPVC double glaze window to rear.

BATHROOM

Fitted with a traditional three-piece bathroom suite complete with corner bath and electric shower over, WC and wash hand basin. Tiled walls with smooth ceiling and vinyl flooring to finish. UPVC double glazed obscured window to rear.

OUTSIDE

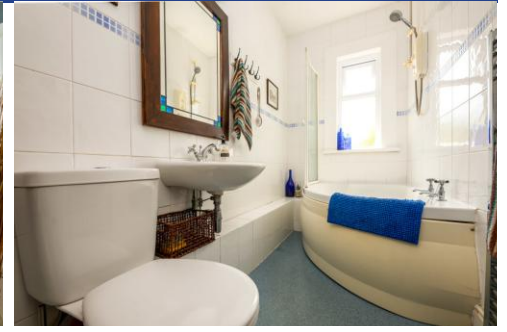
FRONT - Gated front courtyard garden complete with stone chippings and enclosed by dwarf wall and railings.

Rear - An enclosed south westly rear garden comprising of paving with a remainder laid to lawn. The border of the garden is complete with a range of plants, trees and shrubbery. A garden gate provides access to rear lane. Detached garage provides great storage space with side access and a traditional garage door to rear.

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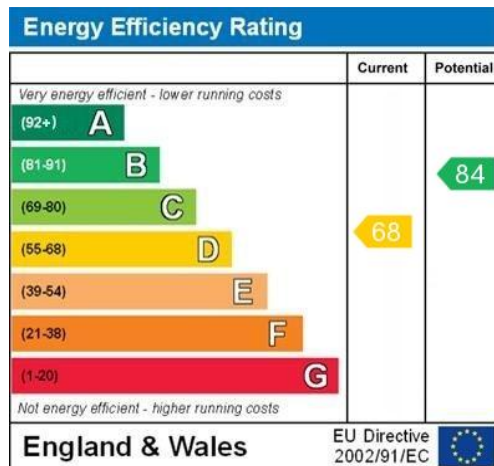
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GROUND FLOOR

1ST FLOOR



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