

Ash Grove, Whitchurch Cardiff CF14 1BD

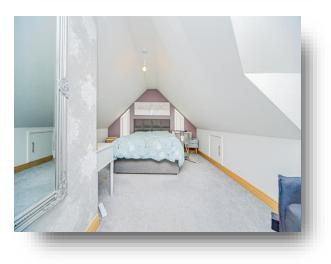


welcome to

Ash Grove, Whitchurch Cardiff

An attractive four double bedroom detached property offering great family accommodation with good size hall way, generous reception room, a sitting room/diner opening onto the kitchen and with French door to an enclosed garden with access via a lane from Heol y Forlan. Viewings by appointment only

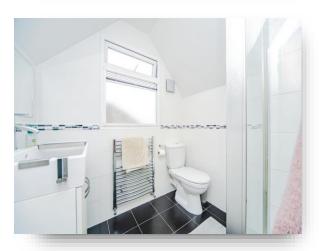












Reception Hall

Ceramic flooring, two obscured double glazed window to side, door to lounge, sitting room and vestibule, stairs to first floor.

Lounge

12' 4" x 11' 9" (3.76m x 3.58m) Double glazed window to front, coved ceiling, radiator, TV point, electric fire.

Vestibule

Coat hanging space, door to cloakroom with wc, wash hand basin.

Sitting Room & Diner

13' 6" x 10' 9" ($4.11m \times 3.28m$) Double glazed French door to rear, wood burner with slate hearth, wood block flooring, radiator, TV point.

Kitchen

11' 7" x 7' 4" (3.53m x 2.24m) Wall and base units, Quartz work top, space for range cooker, integral oven and extractor hood, double glazed window to side, tile flooring, concealed boiler, door to utility room.

Utility Room

8' 5" x $\hat{6}$ ' 9" (2.57m x 2.06m) Facilities for additional kitchen appliances, plumbing for washing machine work top, double glazed window to side, and patio door to side leading to the rear garden.

Landing

L shaped landing, obscured double glazed window to side, radiator, door leading to stairs rising to the second floor.

Bedroom Two

11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window to rear, radiator, TV point.

Bedroom Three

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to front, feature fire place, storage in alcove under the stairs , radiator, TV point, radiator.

Bedroom Four

16' 4" x 7' 6" (4.98m x 2.29m) Double glazed window to front, built-in wardrobe, radiator.

Family Bathroom

10' 9" x 6' 9" ($3.28m \times 2.06m$) Free standing bath, walk-in shower, radiator, partially tiled, wash hand basin, wc, heated towel rail, built-in body dryer, extractor fan, wood effect flooring.

Second Floor Main Bedroom

Irregular Shaped Room 25' 4" Max x 14' 3" Max (7.72m Max x 4.34m)

Vaulted ceiling with some restricted head height, storage into eaves, two double glazed window to rear and one to side., dressing area, radiator, door to ensuite.

Ensuite

6' 5" Max x 6' 4" Max (1.96m Max x 1.93m Max) Shower cubicle, wash hand basin, wc, extractor fan, partially tiled, heated towel.

Front Garden

Enclosed with hedging wall and fencing, paved patio and path to front door and leading to gate to rear garden, laid to lawn

Rear Garden

Partially paved with sitting area, laid to lawn enclosed with wall and fencing, store room (7.6 x 10.7) power and light with storage in roof space door to car port(10.8×10.3)





welcome to

Ash Grove, Whitchurch Cardiff

- Substantial four double bedroom detached property.
- Two reception rooms, Cloakroom
- Modern fitted kitchen with Quartz work top, utility room
- Superb family bathroom with luxury body dryer, ensuite to the main bedroom
- Enclosed garden to rear with store room and car port (originally the garage)

Tenure: Freehold EPC Rating: C Council Tax Band: G

£500,000





view this property online allenandharris.co.uk/Property/WTC109396



Property Ref:

WTC109396 - 0007

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2069 2626

whitchurch@allenandharris.co.uk

46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk

