



**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 x 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 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 x 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 x 10.3 )



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## 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**



Please note the marker reflects the postcode not the actual property

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