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MR HOMES
SALES & LETTINGS



The Philog,
Whitchurch,
Cardiff CF14 1EB

Guide Price £350,000 to £360,000
Freehold

The Philog, Whitchurch, Cardiff. CF14 1EB.

- EXTENDED 3-BED SPACIOUS FAMILY HOME
- TRADITIONAL DOUBLE BAY-FRONTED
- WALKING DISTANCE TO WHITCHURCH VILLAGE & BIRCHGROVE VILLAGE
- OPEN-PLAN MODERN LIVING
- EXTENDED KITCHEN/BREAKFAST/DINER
- MODERN SHOWER ROOM
- ATTIC ROOM
- SOUTH-FACING REAR GARDEN
- DETACHED GARAGE with REAR LANE ACCESS
- TENURE: FREEHOLD



A TRADITIONAL 'DOUBLE BAY-FRONTED' & EXTENDED 3-BED SPACIOUS FAMILY HOME with ATTIC ROOM - SOUTH-FACING REAR SUNNY GARDEN - DETACHED GARAGE - EXCELLENT SCHOOL CATCHMENTS (See below)
TENURE: FREEHOLD.

Whitchurch is a neighbourhood which offers vibrant village life with a strong sense of community and everything you need in an easy walking distance. It caters for everyone, whether you're looking for a quiet, local coffee shop to catch up with friends or to explore a new walking route in the many leafy locations including The Taff Trail. Just head down Merthyr Road where you'll find some of the best parks, food and drink within the popular Whitchurch Village and Birchgrove Village.

MR HOMES are pleased to Offer **FOR SALE** this Extended & Traditionally Built, Double Bay-Fronted 3-Bed Family Home with Attic Room. The property comprises in brief; Inviting Entrance Hallway, Open-Plan Living & Sitting Room receiving plenty of natural light, the Extended Kitchen/Breakfast/Dining Room is an ideal space for family & entertaining guests, The 1st Floor has a Split-Level Landing with Doors to Bedrooms 1, 2, 3 & a Modern Shower Room, there is a 2nd Staircase that leads to the Attic Room. The Front Garden a Good Size and Fairly Low-Maintenance with Well-Maintained Mature Bushes and Shrubs to Border, The SOUTH-FACING Rear Garden is a Sun Trap and has a Decking Section, Patio with Astroturf in between, with a Patio Pathway that leads to the Detached Garage & Lockable Rear Gate. The Rear Gate accesses the Lane that leads to Franklen Road and Wauntreoda Road. The Detached Garage has been partly converted inside buy can easily be returned to the former garage. SCHOOL CATCHMENTS; Whitchurch Primary School (year 2024-25), Ysgol Gymraeg Melin Gruffydd (year 2024-25), Whitchurch High School (year 2024-25), Ysgol Gyfun Gymraeg Glantaf (year 2024-25).

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/thephilog96ap>

EPC Rating = D.

Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

***** Prime Location *****

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Front Garden - Large And Enclosed Front Garden, 2 Mature Well Maintained Bushes, Enclosed By Medium Height Brick Wall, Laid Stone Chippings, Patio Pathway Leading To Front External Porch.

External Porch - Original Tile Floor, Original Stone Archway, uPVC Half Glazed Obscure D/g Door Into Hallway.

Hallway - 10' 3" x 3' 2" (3.12m x 0.96m) LVT Flooring, Original Coving To Ceiling, Single Panel Radiator, Understair Storage Area, Cupboard Housing Gas Meter, Original Dipped Doors To Living Room And Extended Kitchen/Diner.

Living Room - 25' 4" x 11' 6" (7.72m x 3.50m) LVT Flooring, uPVC D/g Bay Window To Front, Electric Feature Fireplace With Brick Surround (Included), Original Coving To Ceiling, Single Panel Radiator, Open-Plan To Sitting Room.

Sitting Room – (measurements included as above) LVT Flooring Continued, Single Panel Radiator, Original Coving To Ceiling, uPVC D/g Tilt And Turn Door To Rear Garden.

Extended Kitchen/Diner/Breakfast Room - 21' 2" x 10' 11" (6.45m x 3.32m) LVT Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Breakfast Bar, 4 Ring Gas Hob With Extractor Hood Over, Double Electric Oven, Composite Sink And Drainer With Quarter Bowl And Mixer Tap Over, Plumbed For Washing Machine, Plumbed For Dishwasher, Space For Under Counter Fridge, uPVC D/g Window To Rear, 2 x uPVC D/g Windows To Side, Double Panel Radiator, uPVC Obscure D/g Door To Side And Rear Garden.

Staircase/First Floor Landing - 11' 4" x 3' 1" (3.45m x 0.94m) New Quality Fitted Carpet To Staircase And First Floor Landing, Single Panel Radiator, Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom, Staircase To Attic Room.

Bedroom 1 - 12' 11" x 11' 6" (3.93m x 3.50m) Fitted Carpet, uPVC D/g Bay Window To Front, uPVC D/g Window To Front, Single Panel Radiator, Original Coving To Ceiling, 3x Mirror Sliding Doors To Fitted Wardrobes.

Bedroom 2 - 12' 11" x 11' 1" (3.93m x 3.38m) Laminate Flooring, uPVC D/g Tilt And Turn Window To Rear (Fitted In 2020), Single Panel Radiator.

Bedroom 3 - 11' 1" x 9' 3" (3.38m x 2.82m) Fitted Carpet, uPVC D/g Window To Rear, uPVC D/g Tilt And Turn Window To Rear, Single Panel Radiator.

Family Bathroom - 8' 0" x 6' 7" (2.44m x 2.01m) Large Tile Floor, Tiled Walls, Large Walk-In Shower Cubicle With Mixer Tap And Dual Rainfall And Handheld Shower Heads, Close Coupled W.c., Pedestal Wash Hand Basin With Hot And Cold Taps Over, Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window To Side, Wall Mounted Ideal Atlantic 30kw Combi-Boiler.

Staircase To Attic Room - 4' 2" x 4' 1" (1.27m x 1.24m) Newly Fitted Quality Carpet To Staircase.

Attic Room - 13' 11" x 11' 5" (4.24m x 3.48m) Fitted Carpet, Velux D/g Window To Front, Velux D/g Window To Rear, Single Panel Radiator, Power Points And Lighting, Storage In Eaves.

South Facing Rear Garden - South Facing Rear Garden, Fairly Low Maintenance, Astro Turf With Raised Decking Section, Patio Section Opposite, Range Of Plants, lowers And Shrubs In A Planted Border With Laid Stone Chippings, Enclosed By Brick Walls And Fencing, Outside Light, Outside Tap, Lockable Gate Giving Access To Rear Lane. This Can Be Accessed From Franklin Road, Door To Detached Garage.

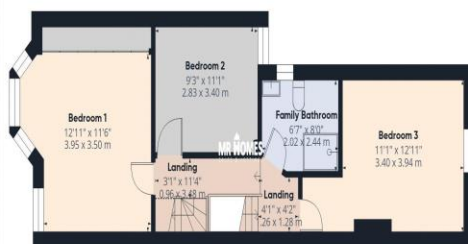
Detached Garage - 11' 4" x 11' 2" (3.45m x 3.40m) Partially Converted But Can Quite Easily Be Changed Back Into A Garage, LVT Flooring Laid In The Larger Section, Concrete Floor In Smaller Section (12'2" x 5'9") Power Points And Lighting, Housing Tumble Dryer.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



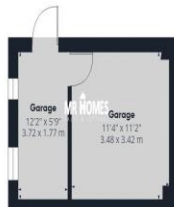
Ground Floor Main House



1st Floor Main House



Attic Main House



Ground Level Garage

Approximate total area⁽¹⁾

1484 ft²

137.7 m²

Reduced headroom

54 ft²

5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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