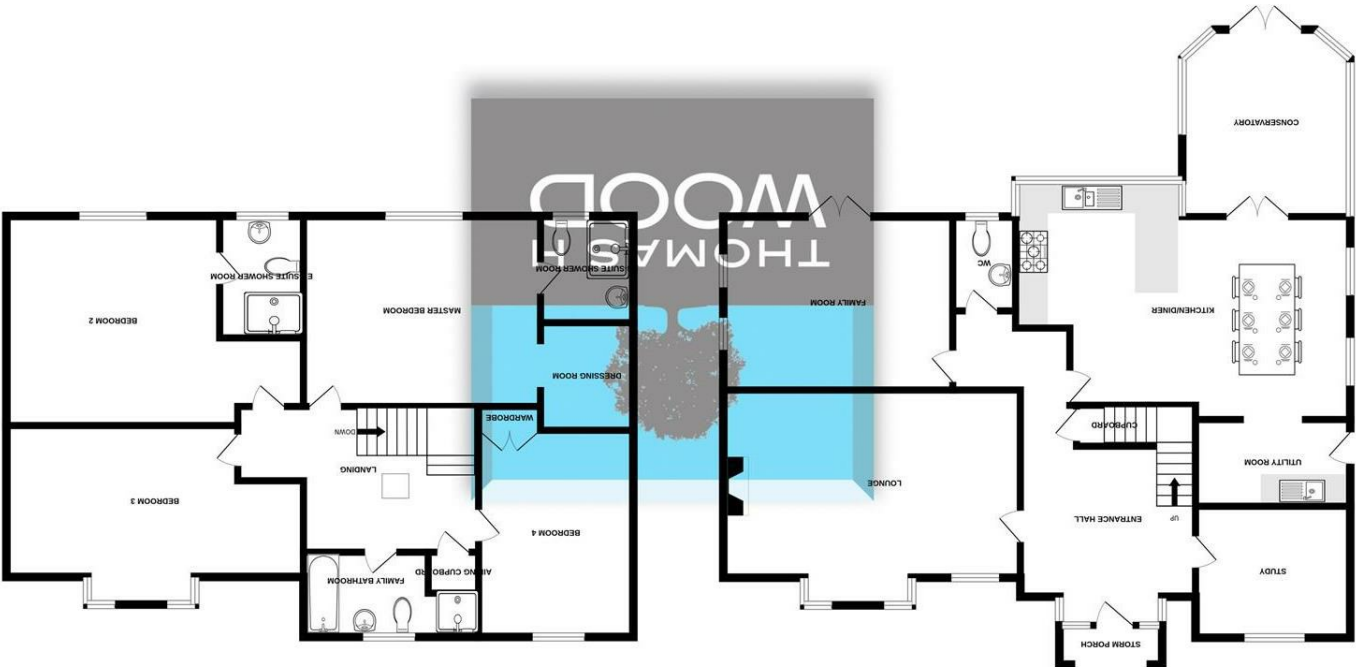


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	76
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales

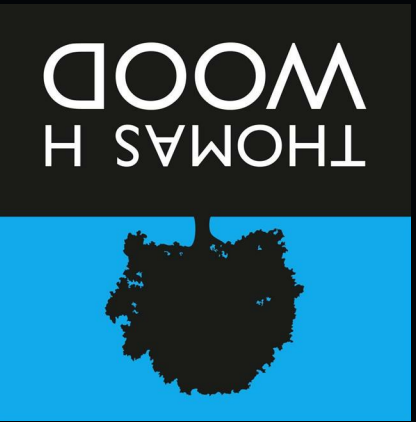
TOTAL FLOOR AREA : 235.2 sq.m. (2532 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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4 BEDROOM DETACHED



GROUND FLOOR (1349 sq.ft.) approx.

1ST FLOOR (1183 sq.ft.) approx.



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2 Regent Gardens,  
Whitchurch, Cardiff  
CF14 7BH

Guide Price £1,200,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - C76

Potential EPC Rating - B82

An executive four double bedroom detached family home located on the exclusive Regent Gardens development in Whitchurch. Built in 2006, Regent Gardens is a gated, private development consisting of five substantial detached dwellings of contemporary design. The property is ideally located within the development and sits on a generous plot with excellent front and rear gardens along with a detached double garage. This wonderful family home is within a few minutes' walk of the Whitchurch village and the highly regarded primary and secondary schools. Offering spacious accommodation throughout and briefly comprises; entrance hallway, study, lounge, WC, dining room, open plan kitchen/diner, utility room and conservatory. To the first floor there are 4 substantial double bedrooms with two ensembles and a family bathroom. Viewings of this beautiful home are highly recommended.

#### ENTRANCE HALLWAY

Via hardwood, double glazed front door leading to a bright and spacious entrance hallway. With oak flooring, painted walls, smooth ceiling with coving, doors to all rooms, stairs to first floor with under stair storage cupboard. Mounted alarm panel.

#### LOUNGE

20'3" x 14'7"

max. A generous principal reception room overlooking the front aspect of the property with oak flooring, painted walls with wall lights, painted ceiling with coving, open fronted feature gas fire, radiator with TRV and double glazed windows overlooking the front gardens.

#### STUDY

10'7" x 10'4"

max. Overlooking the front aspect of the property with oak flooring, painted walls, smooth ceiling with coving, radiator with TRV and double glazed window overlooking the private cul-de-sac.

#### FAMILY ROOM

15'7" x 11'8"

max. A delightful reception room overlooking the rear gardens with oak flooring, painted walls with wall lights, smooth ceiling with coving, radiator with TRV. Double glazed French doors leading to patio area and rear garden

#### CLOAKROOM

4'4" x 6'3"

Obscure glazed window to rear, partially tiled walls, low-level WC, pedestal wash handbasin with chrome taps and tiled floor.

#### KITCHEN

22'6" x 15'10"

max. A superb open plan kitchen with a comprehensive range of storage and base units with contrasting worktops over. Overlooking the rear gardens via 'picture window' and glazed roof. Stainless steel 1 1/2 bowl sink, integrated dishwasher, range cooker with stainless steel splashback and extractor over. Large central island with space and seating below and built-in cupboards. Open plan to dining area with ample space for a sizable dining table and chairs, with tiled floors, painted walls, smooth ceiling with coving, radiator with TRV, double glazed windows to side aspect and fully glazed sliding doors to conservatory.

#### UTILITY ROOM

10'6" x 5'5"

(3.21m x 1.66m) max. Space and plumbing for washing machine and dishwasher. Further space for American sized fridge freezer. Stainless steel one bowl sink with chrome tap. Wall mounted Worcester Greenstar boiler with heating controls below. Radiator with TRV, wall mounted alarm panel and glazed door to side. Painted walls with smooth ceiling and coving and tiled floors.

#### CONSERVATORY

10'11" x 9'9"

max. Overlooking the rear gardens with tiled floors, brick built walls, double glazed hardwood windows and polycarbonate roof. Wall lights, power points and double doors to patio and garden.

#### LANDING

Via carpeted staircase, leading to a generous landing with 'light tunnel' and doors to all rooms and airing cupboard.

#### MASTER BEDROOM

16'1" x 12'10"

max. Overlooking the rear aspect of the property, a substantial master bedroom with carpeted floors, painted walls, smooth ceiling with coving, radiator with TRV, double glazed window overlooking the rear garden.

#### DRESSING ROOM

7'7" x 6'3"

max. with fitted cupboards to both sides and radiator with TRV.

#### EN-SUITE

8'5" x 5'5"

max. A three-piece suite with tiled flooring, painted walls, smooth ceiling with coving, low-level WC with tiled surround, shower cubicle with chrome mixer shower and glazed sliding doors. Pedestal wash handbasin with chrome taps, obscure double glazed window to rear and chrome towel radiator.

#### BEDROOM TWO

20'3" x 14'2"

max. A further sizable double bedroom overlooking the rear aspect of the property with carpeted floor, painted walls, smooth ceiling with coving, radiator with TRV and double glazed window overlooking the rear garden. Ample space for wardrobes. Door to;

#### EN-SUITE

8'5" x 5'5"

max. A three-piece suite with tiled floors, low-level WC, pedestal wash handbasin with chrome taps and tiled splashbacks. Shower cubicle with glazed door, chrome mixer shower over and tiled enclosure. Obscure double glazed window to rear and chrome towel radiator.

#### BEDROOM THREE

20'3" x 12'4"

max. A generous double bedroom overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling with coving, double glazed bay window to front, ample space for wardrobes and radiator with TRV.

#### BEDROOM FOUR

15'5" x 10'10"

max. Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling with coving, fitted wardrobes, radiator with TRV, floor to ceiling double glazed window to front. Loft hatch to fully boarded loft space.

#### FAMILY BATHROOM

11'5" x 5'10"

max. A four piece family bathroom with tiled flooring, low-level WC, pedestal wash handbasin with chrome taps and tiled surround. Bath with chrome taps and chrome towel radiator. Shower enclosure with glazed screen and chrome mixer shower. Obscure double glazed window to front.

#### OUTSIDE

FRONT

An impressive frontage to the property with generous block paved driveway leading to double garage with separate shed. Laid lawn and pathway to front door, side access to rear garden.

#### REAR

A wonderful rear garden with paved patio leading to laid lawn. Brick and timber perimeters side access to the front of the property.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX Band I

#### EPC

Energy Rating



