

8 Foreland Road,
Whitchurch, Cardiff
CF14 7AR

£669,950
House - Semi-Detached
5 Bedrooms

An immaculate and beautifully presented, five bedroom family residence ideally located on Foreland Road in Whitchurch. The current owners have transformed the property into a modern and beautifully appointed with a superb loft extension that has created two additional double bedrooms and spacious shower room, plus a spectacular rear extension that has created an open plan kitchen/diner and utility room. The private, south facing rear garden is the perfect outdoor space to be enjoyed by families and garden enthusiasts alike. The property briefly comprises; entrance hallway, lounge, sitting room, open plan kitchen/diner, cloakroom and utility room. To the first floor there are two substantial double bedrooms, a generous single bedroom and family bathroom. To the second floor there are two double bedrooms and a modern shower room. Furthermore, the property benefits from UPVC windows throughout, a modern Worcester combination boiler and within walking distance of the village and the highly regarded primary and secondary schools. This rare and wonderful opportunity must be viewed to be appreciated.



ENTRANCE HALLWAY

2.29m x 4.80m (7'6" x 15'8")

Via composite front door to spacious and welcoming entrance hallway with wood block floor, painted walls, smooth ceiling with coving and.

LOUNGE

3.25m x 4.94m (10'7" x 16'2")

(into bay) With wood block flooring, painted walls with picture rail, papered ceiling, open fireplace, vertical radiator, UPVC bay window and radiator with TRV.

SITTING ROOM

5.69m x 3.64m (18'8" x 11'11")

With wood block flooring, painted walls, smooth ceiling, wood burning stove with slate hearth and oak beam. Radiator with TRV, UPVC window to side and UPVC French doors to patio side return.

W.C.

1.51m x 1.87m (4'11" x 6'1")

Low level WC, vanity wash hand basin with chrome tap. Tiled splash back and tiled floor. UPVC window to side aspect.



Tenure - Freehold

Floor Area - 1794.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - C80

KITCHEN

4.91m x 6.01m (16'1" x 19'8")

A truly magnificent space that is flooded by an abundance of natural light due to the south facing garden and bifolding doors. The vaulted ceiling ensures the 'wow factor' and is complimented by a range of wall base units and stunning quartz work surfaces and central island. High quality appliances include, integrated fridge freezer, separate under counter freezer, two Bosch ovens, Neff induction hob and integrated dishwasher. There is ample space to house a sizeable dining table and chairs and seating. Bi folding doors, UPVC windows, vertical radiator complete this amazing kitchen.

UTILITY ROOM

2.18m x 1.93m (7'1" x 6'3")

A valuable space with a range of wall and base units and contrasting work surfaces. Space and plumbing for washing machine and tumble dryer. Inset Belfast sink with chrome tap. Tiled floor, painted walls, smooth ceiling with spotlights and vertical radiator. UPVC door to front and window. Vertical radiator and extractor.

FIRST FLOOR LANDING

Via carpeted staircase to landing. UPVC window to side aspect and doors to all rooms.

BEDROOM ONE

3.31m x 4.92m (10'10" x 16'1")

(into bay) An impressive master bedroom overlooking the front aspect of the property. With carpeted floors, painted walls with picture rail, smooth ceiling, UPVC bay window and radiator with TRV. Feature fireplace and fitted wardrobes along one side.

BEDROOM TWO

3.75m x 3.64m (12'3" x 11'11")

A generous second bedroom overlooking the rear aspect of the property. With carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV. Fitted wardrobes along one side.

BEDROOM THREE

2.26m x 2.90m (7'4" x 9'6")

Overlooking the front aspect of the property, with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

BATHROOM

1.82m x 2.88m (5'11" x 9'5")

A modern family bathroom with low level WC, pedestal wash hand basin, P shape bath with chrome mixer shower and glazed screen. Tiled floor, painted and partial tiled walls, smooth ceiling, chrome towel rail and UPVC windows. Cupboard housing Worcester combination boiler and useful storage.

SECOND FLOOR

Via carpeted staircase to landing. UPVC window to side aspect and useful storage cupboard. Doors to all rooms.

BEDROOM FOUR

2.91m x 3.60m (9'6" x 11'9")

Overlooking the rear aspect of the property with carpeted floors painted walls, smooth ceiling, UPVC window and radiator with TRV.

BEDROOM FIVE

3.05m x 3.00m (10'0" x 9'10")

(sloping roof) overlooking the front aspect via Velux windows. With carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

SHOWER ROOM

1.84 x 2.77m (6'0" x 9'1")

Spacious and modern shower room with low level WC, pedestal wash hand basin, shower enclosure with tiled surround and chrome mixer shower. Tiled floor, painted walls, smooth ceiling with spotlights, chrome towel rail and UPVC window.

OUTSIDE

FRONT

Ample off road parking. Side access to rear garden.

REAR

A superb south facing rear garden with paved patio, leading into generous lawn area. Storage shed to rear and side access to front. Mature shrubs and plants.

TENURE

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

COUNCIL TAX

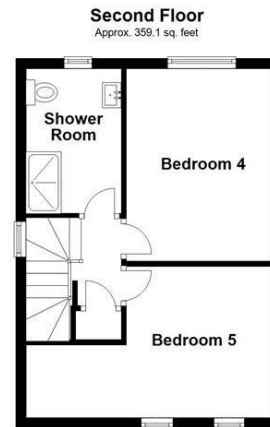
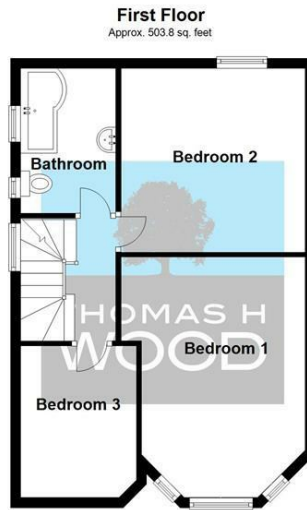
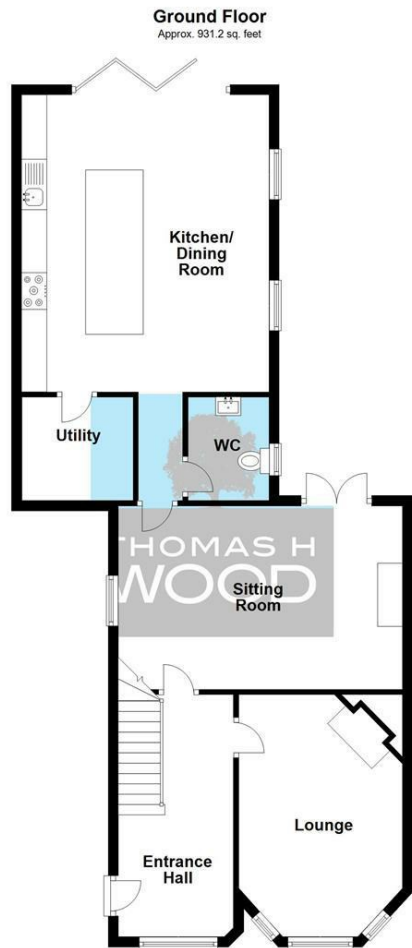
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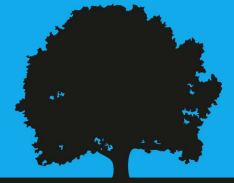
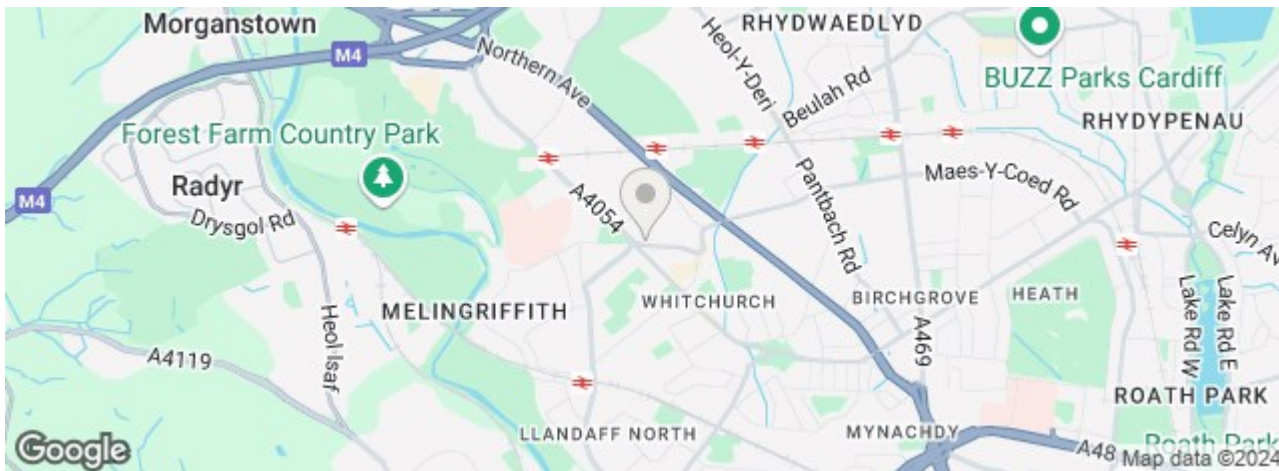








Total area: approx. 1794.0 sq. feet



**THOMAS H
WOOD**

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	