



35 Heol Don,  
Whitchurch, Cardiff  
CF14 2AR

Asking Price £975,000  
House - Semi-Detached  
4 Bedrooms



An exceptional four bedroom semi detached property on one of the finest residential roads in Whitchurch. Ideally located on Heol Don and benefiting from a stunning westerly facing garden, this traditional family residence has been maintained to the highest standards by the current owners is offered for sale for the first time in over 30 years. Presented in show home condition, yet retaining many of the original features to include, Deep skirting boards, stripped wooden floors and ornate coving. The property has two very generous reception rooms, open plan kitchen/breakfast room and cloakroom WC to the ground floor. The split landing leads to four bedrooms and a family bathroom. To the front of the property there is a large stone chipping driveway with ample off road parking. Gated access leads to the most wonderful rear garden with an array of mature, plants, flowers, shrubs and trees. The westerly aspect ensures the garden blooms and floods the house with lots of natural light. A delightful outhouse, garage and rear driveway complete this wonderful home. Situated within a few minutes' walk of Whitchurch Village, with its many shops, restaurants and amenities and close to the M4 and A470. Heol Don is a short walk away from the Taff Trail and the highly regarded primary and secondary schools through Welsh or English medium. This is a fantastic period family home and must be viewed to be appreciated.



#### **ENTRANCE HALLWAY**

2.11m x 5.54m (6'11" x 18'2")

A welcoming entrance hallway with laminate flooring, papered walls with dado rail and papered ceiling with ornate coving. Doors to all rooms and stairs rising to the first floor.

#### **CLOAKROOM & W.C.**

3.42m x 1.06m (11'2" x 3'5")

Fitted cupboards for shoes and coats. Leading to WC. With laminate flooring, papered walls with traditional panelling below. Low level WC and wall mounted wash hand basin.

#### **KITCHEN & BREAKFAST ROOM**

6.17m x 3.06m (20'2" x 10'0")

A beautifully appointed kitchen with a range of solid oak wall and base units with stunning granite work surfaces over. Integrated fridge freezer, washing machine and dishwasher. Space for range cooker with extractor over. Inset Belfast sink with chrome tap. Feature wood burning stove with oak beam over. Sliding sash windows and glazed door to rear garden. Ample space for dining table and chairs.



Tenure - Freehold

Floor Area - 1683.50 sq ft

Current EPC Rating - D65

Potential EPC Rating - C79

#### LOUNGE

4.19m x 5.17m (13'8" x 16'11")

A stunning principal reception room with original wooden floors, painted and papered feature wall. Papered ceiling with ornate coving and picture rail. Feature gas fire with slate hearth, marble surround and detailed tiling. Sliding sash bay window with traditional wood panelling. Radiator panel and wall lights.

#### DINING ROOM

4.48m x 4.81m (14'8" x 15'9")

A bright and spacious second reception room with, original wooden floors and painted walls with picture rail. Smooth ceiling with ornate coving. Feature gas fire with slate hearth and stone surround. Sliding sash windows and radiator panel. Doors to;

#### SUNROOM

3.65m x 1.92m (11'11" x 6'3")

A delightful space overlooking the stunning the rear gardens. With quarry tiled flooring, hardwood stable door, original glazing and polycarbonate roof.

#### LANDING

Via carpeted staircase to spacious, split level landing. Doors to all rooms and loft access.

#### BEDROOM ONE

4.17m x 5.21m (13'8" x 17'1")

A beautifully presented and generous master bedroom. Overlooking the front aspect of the property. With original wooden floor, painted and papered feature wall, papered ceiling with ornate coving and feature fireplace. Radiator panel and sliding sash bay windows with traditional panelling.

#### BEDROOM TWO

4.48m x 4.83m (14'8" x 15'10")

An impressive second bedroom overlooking the front aspect of the property. With original wooden floor, painted and papered feature wall, smooth ceiling with ornate coving and feature fireplace. Radiator panel and sliding sash windows.

#### BEDROOM THREE

3.73m x 3.08m (12'2" x 10'1")

A good size double bedroom overlooking the rear aspect. With original wooden floor, painted walls, picture rail and space for wardrobes. Radiator panel and UPVC window.

#### BEDROOM FOUR

2.36m x 2.18m (7'8" x 7'1")

Overlooking the rear aspect with varieties floor, painted walls, picture rail and fitted cupboards. Radiator panel and UPVC window.

#### BATHROOM

2.83m x 1.39m (9'3" x 4'6")

Modern three piece suite with low level WC, wall mounted vanity unit and chrome mixer. Bath with chrome mixer tap, electric shower over and glazed shower screen. Tiled walls and floor. Chrome towel radiator and sliding sash windows.

#### OUTSIDE

##### FRONT

Approached via gravel driveway with ample off road parking. Well stocked borders and laid lawn with stone edging. Mature plants and shrubs create a beautiful first impression. Gated access to rear garden and bin store.

##### REAR

A truly stunning west facing rear garden. This beautiful garden has been natured over the years and comes with an array of mature plants, flowers and shrubs. The garden benefits from a private and sunny aspect and the patio area enjoys the westerly sunset. Garage and rear driveway complete this superb garden.

#### OUTHOUSE

3.24m x 2.09m (10'7" x 6'10")

A valuable space with lighting and power. This would make an ideal home office or external utility room.

#### TENURE

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

#### COUNCIL TAX

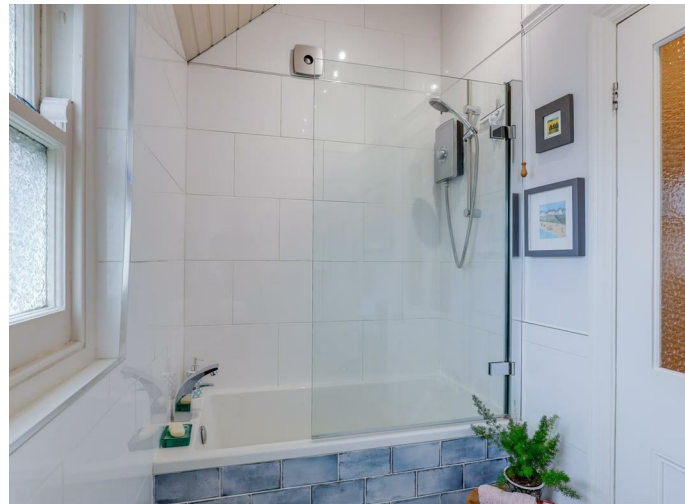
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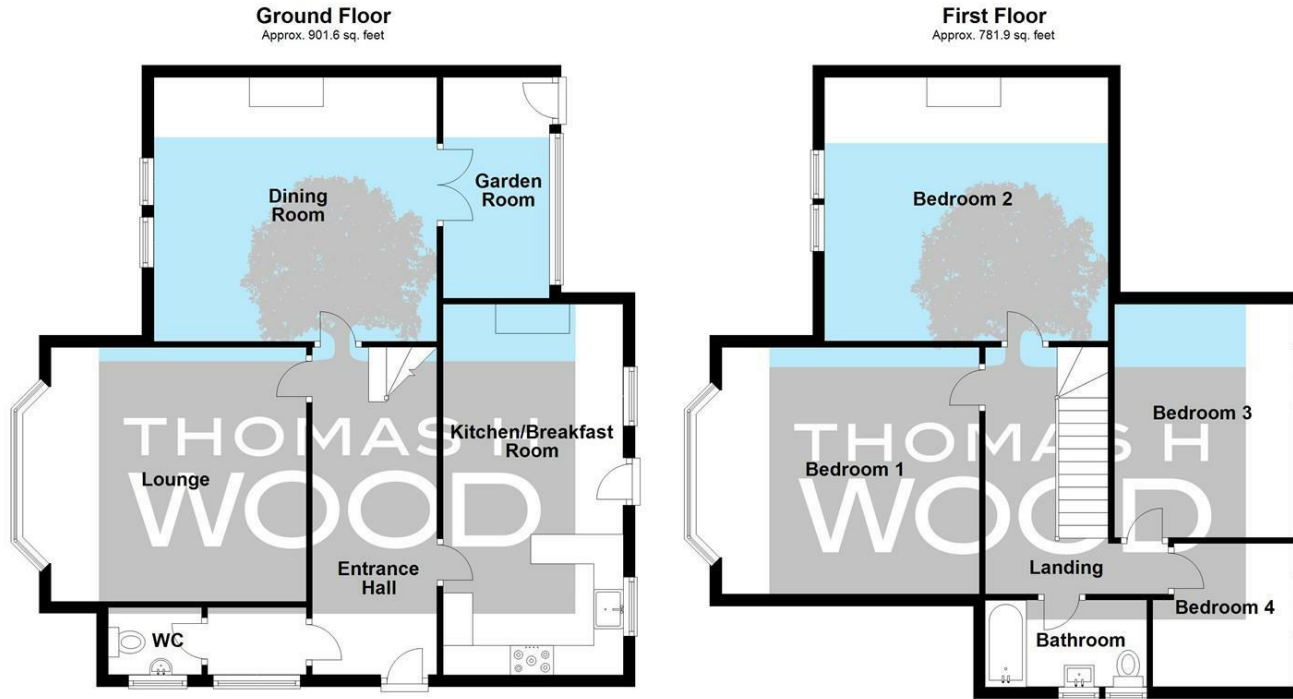












Total area: approx. 1683.5 sq. feet



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
		EU Directive 2002/91/EC	