

5 Maes Y Cored,
Whitchurch, Cardiff
CF14 7JR

Asking Price £779,950
House - Detached
4 Bedrooms

A magnificent four double bedroom, detached family residence, ideally located on Maes Y Cored, Forest Farm in Whitchurch. The current owners have resided at the property since construction in 2002 and is offered for sale in show home standard throughout. Occupying a generous plot within this quiet and exclusive cul-de-sac, with delightful front and rear gardens and a double garage. The property is within walking distance to the Glamorganshire canal and the picturesque Taff Trail. Offering spacious accommodation throughout and briefly comprising; entrance hallway, cloakroom/WC, three reception rooms, kitchen/breakfast room and a utility room. To the first floor, there are four double bedrooms, two with ensuite bathrooms and a 'Jack and Jill' bathroom that serves bedrooms three and four. Delightful front and rear gardens, plus a double garage including EV charger, complete this outstanding home. Viewings are highly recommended to appreciate the quality of this home. To be sold with no onward chain.

ENTRANCE HALLWAY

Via pathway and open porch that leads to a bright and spacious central hallway. With LVT flooring, papered walls and smooth ceiling with coving. Doors to all rooms and stairs rising to the first floor.

STUDY

2.52m x 2.32m (8'3" x 7'7")
Overlooking the front aspect, with carpeted floor, papered walls and smooth ceiling with coving. UPVC window with fitted blind and radiator panel.

CLOAKROOM/W.C.

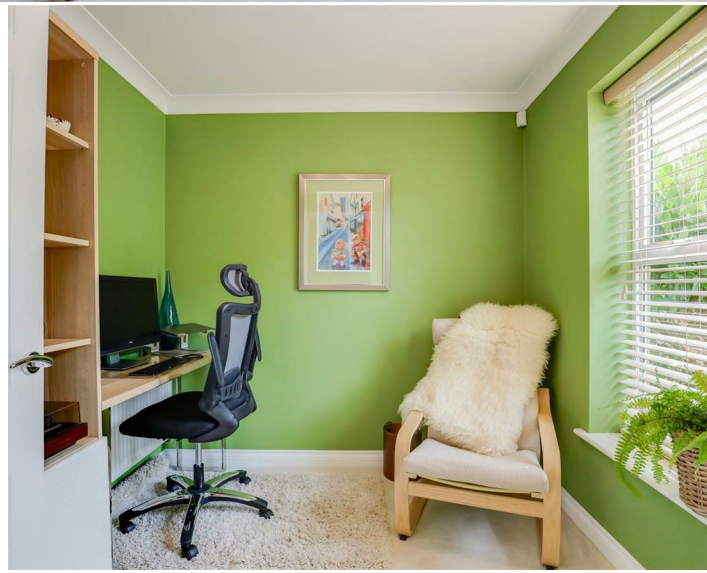
1.71m x 1.20m (5'7" x 3'11")
Low level WC, pedestal wash hand basin with chrome tap. Papered walls and smooth ceiling. Radiator and alarm panel.

LIVING ROOM

5.03m x 3.57m (16'6" x 11'8")
A generous principal reception overlooking the delightful rear gardens. With carpeted floor, papered walls, smooth ceiling with coving. UPVC French doors and radiator panels.

DINING ROOM

4.56m x 4.53m (14'11" x 14'10")
(Into bay) A versatile room that could operate as a second living room if desired. With carpeted floor, papered walls, smooth ceiling with coving. Deep UPVC window with fitted blinds and radiator panel.



Tenure - Freehold

Floor Area - 1809.00 sq ft

Current EPC Rating - C72

Potential EPC Rating - B82

KITCHEN/BREAKFAST ROOM

6.30m x 4.40m (20'8" x 14'5")

(max) A stunning kitchen with quartz work surfaces and high gloss wall and base units. Under counter seating for six people. Inset Franke sink with brushed chrome boiling water tap and waste disposal. Full height integrated fridge and freezer and dish washer. Integrated combi-microwave oven, and two double ovens. Five ring induction hob with ceiling mounted extractor fan. Recessed pop-up 3 pin and USB sockets. Pull out pantry cupboard. UPVC window with fitted blind. Open plan seating area with ample space for dining table and chairs if desired. UPVC French doors with fitted blind to rear garden. LVT flooring with underfloor heating and split face splash backs.

UTILITY ROOM

2.54m x 1.49m (8'3" x 4'10")

High gloss wall and base units and compressed laminate work surfaces. Stainless steel sink with chrome mixer tap. Split face splash back and fully tiled walls. Smooth ceiling with spotlights. LVT flooring with underfloor heating. UPVC door to side.

LANDING

Via carpeted staircase to landing. Doors to all rooms. Airing cupboard and loft access.

MASTER BEDROOM

3.52m x 4.03m (11'6" x 13'2")

A bright and spacious master bedroom with carpeted floor, papered walls, smooth ceiling with coving and spotlights. Fitted wardrobes along one side. Radiator panel and UPVC window overlooking the front aspect.

EN-SUITE

1.70m x 2.59m (5'6" x 8'5")

A modern and beautifully appointed en-suite, with low level WC, wash hand basin vanity unit with chrome waterfall tap, double walk-in shower with glazed screen, inset shelving and lighting, wall mounted thermostatic controls, hand held shower and ceiling mounted shower head. Chrome towel radiator and UPVC window with fitted blind.

BEDROOM TWO

3.68m x 3.09m (12'0" x 10'1")

A generous second bedroom with carpeted floor, papered walls, smooth ceiling with coving and spotlights. Fitted wardrobes along one side. Radiator panel and UPVC window overlooking the front aspect.

EN-SUITE

1.78m x 1.75m (5'10" x 5'8")

Enclosed WC, wash hand basin vanity unit with chrome waterfall tap, shower enclosure with glazed door, wall mounted thermostatic controls, handheld shower and ceiling mounted shower head. Chrome towel radiator and UPVC window with fitted blind.

BEDROOM THREE

4.55m x 3.68m (14'11" x 12'0")

A further generous bedroom with carpeted floor, papered walls, smooth ceiling with coving and spotlights. Space for wardrobes along one side. Radiator panel and UPVC window overlooking the rear aspect.

BATHROOM

2.54m x 2.36m (8'3" x 7'8")

A fully tiled bathroom with low level WC, wash hand basin vanity unit with chrome waterfall tap. Panelled bath with glazed screen, inset shelving and lighting, wall mounted thermostatic controls, handheld shower and ceiling mounted shower head. Chrome towel radiator and underfloor heating. UPVC window with fitted blind.

BEDROOM FOUR

3.68 x 3.68m (12'0" x 12'0")

Double bedroom with carpeted floor, papered walls, smooth ceiling with coving and spotlights. Space for wardrobes along one side. Radiator panel and UPVC window overlooking the rear aspect.

OUTSIDE

FRONT

A superb first impression of the property. With large laid lawn and hedgerow boundary. Mature plants and shrubs and pathway to front door.

REAR

A stunning rear garden with an array of mature plants, flowers and shrubs. Raised borders with split face tiling and pebbled beds. Feature waterfall, patio and raised decking areas and artificial lawn. Timber shed and perimeter fencing. Side access to driveway and double garage

DETACHED DOUBLE GARAGE

5.38m x 5.46m (17'7" x 17'10")

With power and lighting, and EV charge point.

TENURE

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

COUNCIL TAX

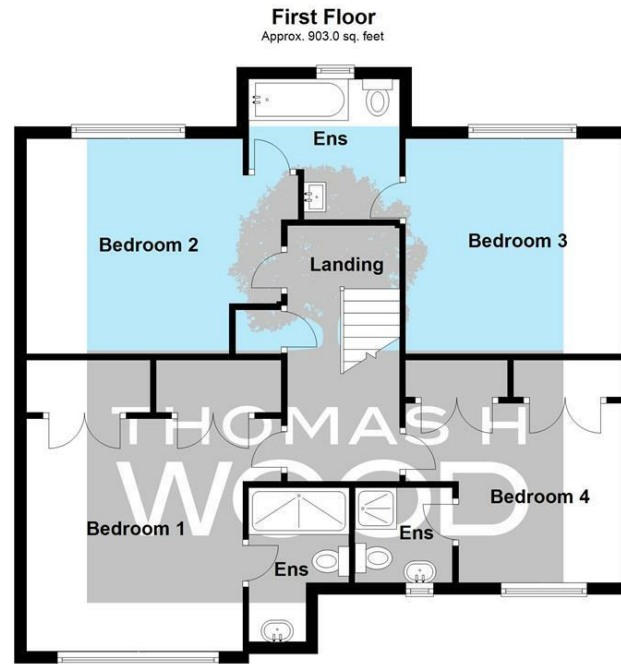
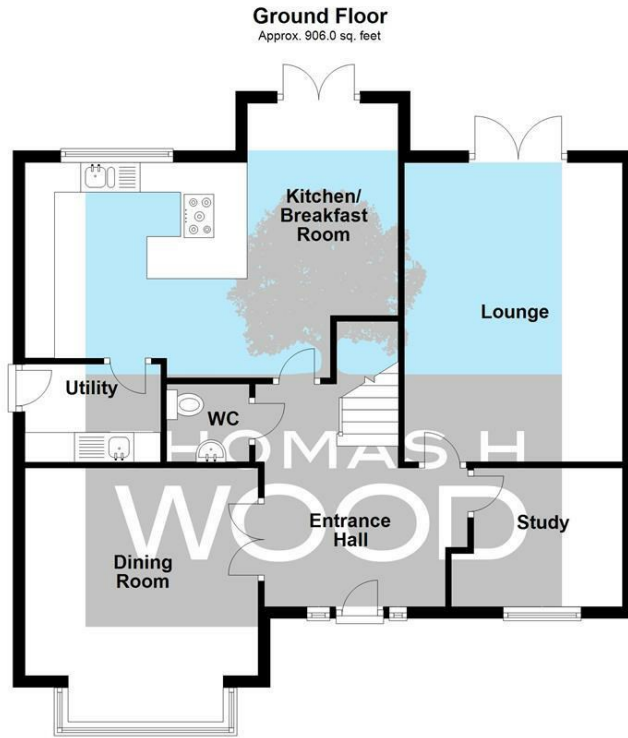
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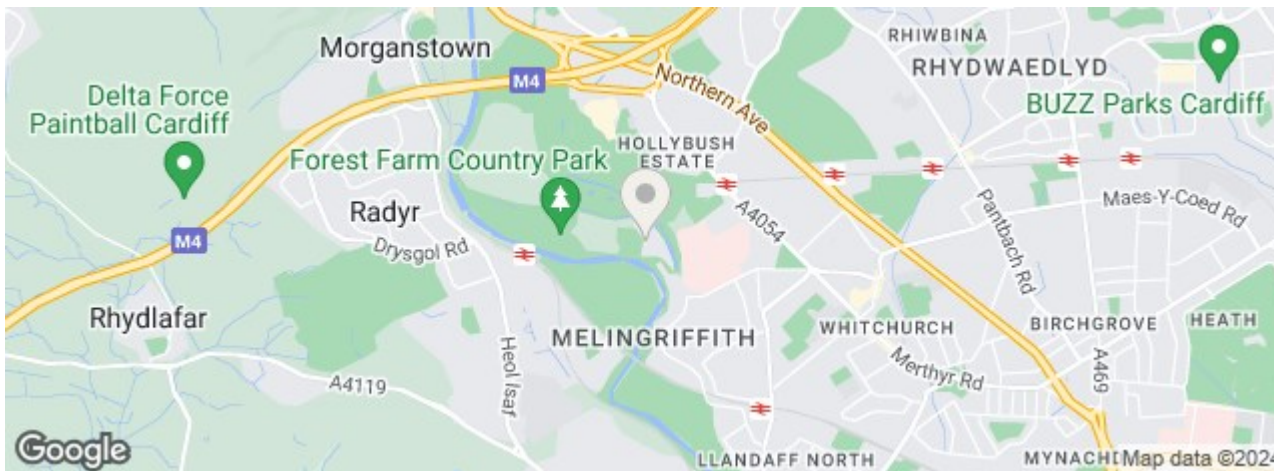








Total area: approx. 1809.0 sq. feet



CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	72	
(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	