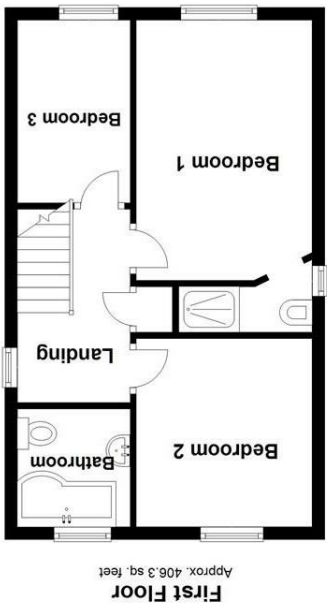
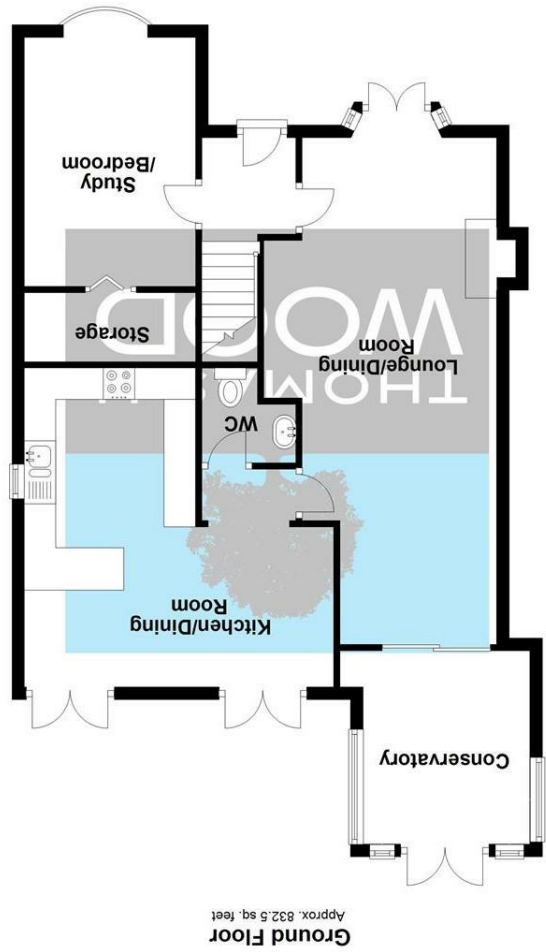


Total area: approx. 1238.7 sq. feet



Energy Efficiency Rating	
Potential	Current
84	72

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

EU Directive 2002/91/EC  
 England & Wales



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26 Coed Arian,  
Whitchurch, Cardiff  
CF14 2ND

Asking Price £410,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1238.70 sq ft

Current EPC Rating - C72

Potential EPC Rating - B84

\* Offers welcomed \* A rare opportunity to purchase this extended, four bedroom detached family home situated in the quiet location of Coed Arian in Whitchurch. The current owners have maintained the property to a very high standard throughout their 29 year ownership and is offered for sale in immaculate order throughout. This super family home is ideally located at the end of the cul de sac and benefits from delightful green field views, easy access to the excellent public transport links and within walking distance to the vibrant villages of Whitchurch and Llandaff North. Furthermore, the property is within catchment for the highly regarded, English and Welsh primary and secondary schools. The property briefly comprises; entrance hall, spacious lounge, conservatory, kitchen/diner, WC and study, that operates as a fourth bedroom. To the first floor, there are a further three good size bedrooms, with master ensuite and family bathroom. Well-manicured, landscaped gardens complete this delightful home. Viewings are recommended. \* Offers welcomed \*

#### ENTRANCE

Entered via hardwood and obscure glazed door into the hallway.

#### HALLWAY

Oak flooring and stairs rising to the first floor. Doors to the office and lounge. Vertical radiator and hive thermostat.

#### STUDY/BEDROOM

2.64m x 3.94m (8'7" x 12'11")

Double-glazed lead-piped wood window to the front. Oak laminate flooring. Radiator. Door to the storage room.

#### STORE ROOM

A valuable space with ample room for shoe and coats. Wall mounted Baxi boiler. Light.

#### LOUNGE

3.71m x 8.23m (12'2" x 27'0")

A generous reception room with oak flooring, painted and papered feature wall, walls dado rail and smooth ceiling with coving. Feature Inset cast iron wood burning stove fireplace set on a slate hearth with a wooden mantel piece. Double-glazed wooden French doors to the front aspect and double-glazed sliding patio door to the conservatory. Two radiators.

#### CONSERVATORY

2.64m x 3.38m (8'7" x 11'1")

Glazed and brick-built conservatory. Double-glazed glass roof and double-glazed French doors lead out to the rear garden with windows on either side. Porcelain Tiled Flooring.

#### KITCHEN/DINER

4.93m x 4.95m (16'2" x 16'2")

A generous open plan kitchen/diner. With a range of wall base units and contrasting worksurfaces over. Sink and drainer with mixer tap. Integrated four-ring gas hob, double oven, and concealed cooker hood over and tiled splashback. Integrated washing machine. Breakfast bar. Space for American-style fridge freezer. Tiled floor, smooth ceiling with spotlights. Two sets of double-glazed French doors out to the rear garden. Radiator.

#### CLOAKROOM

1.32m x 1.75m (4'3" x 5'8")

With low level WC and wash hand basin vanity unit. Painted walls, textured ceiling. Radiator. Tiled flooring

#### LANDING

Double-glazed window to the side. Loft access hatch. Airing cupboard housing hot water tank.

#### MASTER BEDROOM

4.19m x 2.79m (13'8" x 9'1")

A good size master bedroom with carpeted floor, painted and papered feature wall, textured ceiling, Double-glazed window to the front. Fitted dresser and over-bed storage. Archway to the en-suite. Radiator.

#### ENSUITE

1.20m x 2.04m (3'11" x 6'8")

With carpeted floor, painted walls, tiled splashback, Obscure double-glazed window to the side. Bidet, shower enclosure with chrome mixer and sliding doors. Part tiled walls.

#### BEDROOM TWO

2.82m x 2.90m (9'3" x 9'6")

With laminate flooring, papered walls, textured ceiling with coving, Double-glazed window to the rear. Radiator.

#### BEDROOM THREE

2.77m x 1.80m (9'1" x 5'10")

Currently being used as a dressing room, with laminate flooring, painted walls, textured ceiling, Double-glazed window to the front. Radiator.

#### BATHROOM

1.98m x 1.78m (6'5" x 5'10")

Corner bath with plumbed shower and glass splashback screen. W/c and wash hand basin. Part tiled walls. Tiled floor. Mirrored vanity cupboard. Heated towel rail. Obscure double-glazed window to the rear.

#### OUTSIDE

##### FRONT

Mainly laid to lawn with mature trees. Paved patio and storm porch. The path leading to the rear garden. Gate to one side. Outside light.

##### REAR

Enclosed rear garden with timber fencing. Mainly laid to lawn with a paved patio. Mature shrubs and flower borders. Fishpond. Timber frame storage shed. Gate leading to the rear. Outside lights. Power points. Cold water tap.

#### TENURE

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

#### COUNCIL TAX

Band F



