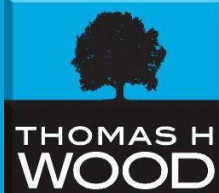




62 Bishops Road

Whitchurch, Cardiff, CF14 1LW



Asking Price Of £750,000

4 Bedrooms



An elegant and tastefully presented Edwardian four bedroom, four reception room property on one of the most sought after roads in Whitchurch. Within a few minutes' walk of the centre of the village, with its many shops and amenities and also close to the M4 and A470. This exceptional family home has the benefit of a large single storey extension to the side and rear, providing an extra shower room, utility room, dining area and study. There is also a useful attic conversion, which is being used as a play room/sitting room. The property has been well maintained by the current owners, who have retained some delightful original features, including the impressive tiled hallway, ornate coving, internal doors and single glazed box sash windows. The generous sized rooms and tall ceilings are typical of a gentleman's residence of this period, as are the superb turreted rooms to the side. To the front is off road parking for two cars, with electric car charging point and to the rear is a private enclosed garden, with heated shed, being utilised as a dog kennel. Partial double glazing and gas fired central heating. A truly magnificent property.

ENTRANCE HALL

Via original front door with coloured lights. Original coloured quarry tiles to floor. Papered walls, dado rail, picture rail, ornate coving, papered ceiling.

HALLWAY

Via single glazed door. Alarm controls. Single radiator panel with TRV, room thermostat. Understairs storage area. Stairs to first floor. Phone point.



DRAWING ROOM

17'1" x 16'1" (5.22m x 4.92m) max. Papered walls, ornate coving, original ceiling wallpaper, laminate flooring. Mahogany effect mantelpiece with cast iron fireplace, coloured tiles and flame effect gas fire. Single glazed windows to turret and to front. Two single radiator panels with TRVs. Shelving to alcove.

SITTING ROOM

16' x 12'11" (4.87m x 3.96m) max. Papered walls, picture rail, ornate coving, papered ceiling. Single glazed window to front. Pine mantelpiece with marble effect hearth and insert, flame effect gas fire. Fitted pine bookcases to alcoves. Single radiator panel with TRV.

FAMILY ROOM

12'10" x 11'10" (3.94m x 3.64m) max. Papered walls, dado rail, coving, papered ceiling, laminate flooring. Pine mantelpiece with tiled insert. Two single glazed windows to rear. Single radiator panel with TRV. TV point.

KITCHEN/DINER

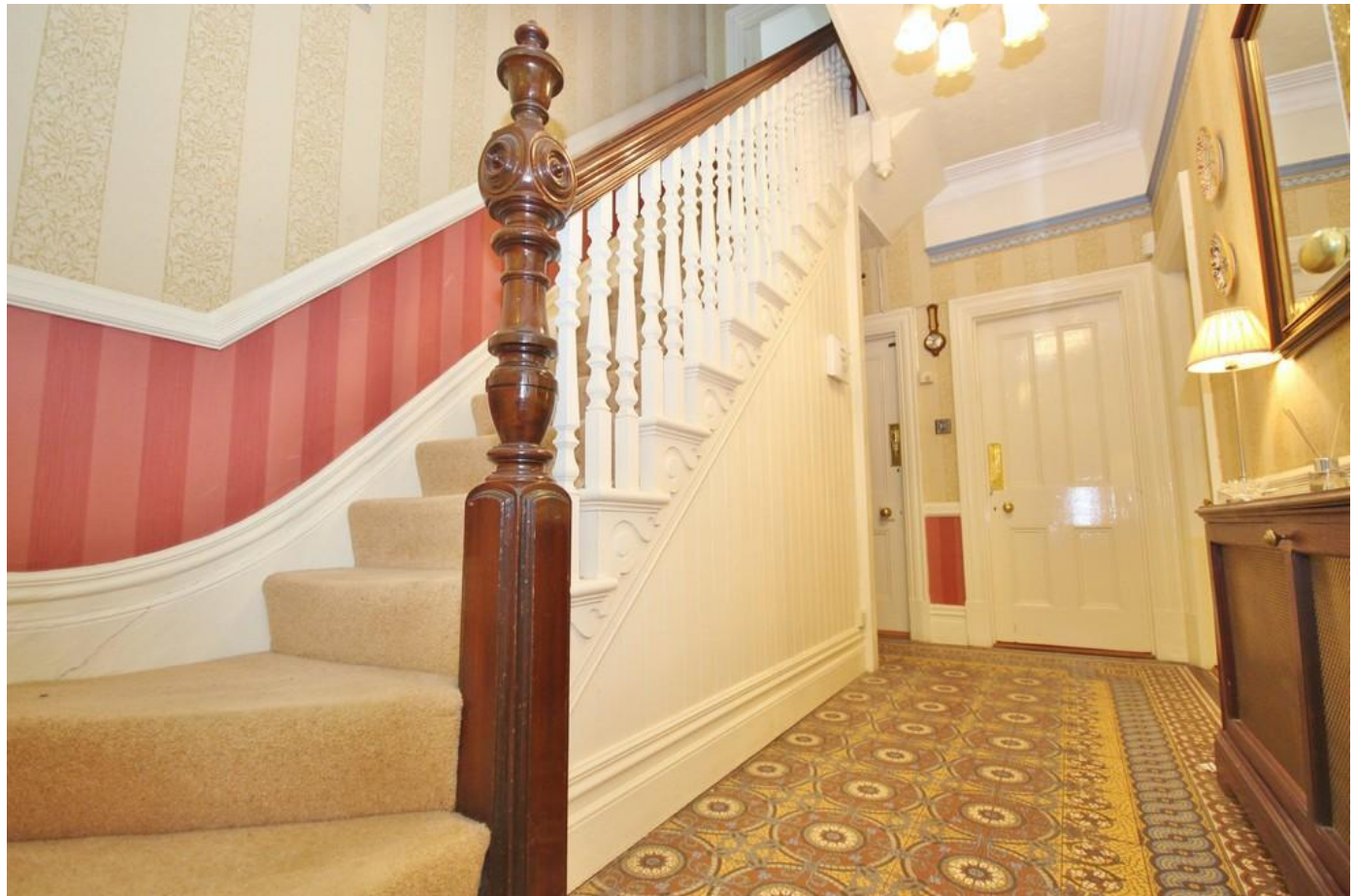
17'10" x 17'3" (5.28m x 5.44m) max. White units with marble effect work surface and tiled splashback. Two 1 ½ sinks and drainers with chrome mixer taps. Four ring gas cooker to remain, extractor canopy over. Miele dishwasher and integral fridge. Single glazed and double glazed windows to side and rear, door to rear, Velux roof window. Painted walls and ceiling, recessed lighting, laminate flooring. Vaulted ceiling to dining area. Glow-worm regular boiler. Double and single radiator panels with TRVs.

STUDY

16'2" x 9'5" (4.96m x 2.87m) max. Painted walls, tongue and groove panelled ceiling. Two Velux roof windows and two single glazed windows to side. Fitted storage cupboards to one wall. Single radiator panel with TRV. Phone point.

UTILITY ROOM

7'10" x 7'6" (2.38m x 2.30m) max. Painted walls and ceiling, recessed lighting, tiled floor. Velux roof window. Space for washing machine, tumble dryer and fridge/freezer. Single stainless steel sink and drainer with chrome mixer tap. Single radiator panel with TRV.

**SHOWER ROOM**

8'5" x 4'2" (2.57m x 1.29m) max. Modern white suite comprising pedestal basin with chrome mixer tap, low level WC, large shower cubicle with chrome mixer shower and glazed panels. Half tiled walls, papered walls, painted ceiling, recessed lighting, tiled floor. Single glazed window to front. Shaver light, extractor fan. Single radiator panel with TRV.

LANDING

Via ornately carved staircase with mahogany handrail. Papered walls, dado rail, papered ceiling. Single radiator panel with TRV.





BEDROOM 1

17'1" x 16'1" (5.22m x 4.92m) max. Papered walls, ornate coving, papered ceiling, laminate flooring. Fitted cream coloured bedroom furniture, window seats in turret. Single glazed windows to turret and front. Single radiator panel with TRV. Phone point.

BEDROOM 2

16' x 12'11" (4.87m x 3.96m) max. Papered walls, picture rail, ornate coving, papered ceiling, laminate flooring. Stairs to attic. Single glazed window to front. White fitted bedroom furniture. Double radiator panel with TRV. Dimmer switch.

BEDROOM 3

12'10" x 11'10" (3.93m x 3.63m) max. Papered walls, painted ceiling. White fitted bedroom furniture. Airing cupboard containing hot water cylinder and heating controls. Single glazed window to rear. Double radiator panel with TRV.

BEDROOM 4

12'4" x 8'7" (3.76m x 2.61m) max. Papered walls, painted ceiling. Single glazed window to front. White fitted wardrobe. Single radiator panel with TRV.

BATHROOM

8'5" x 7'10" (2.58m x 2.39m) max. Dark cream coloured suite comprising basin with chrome mixer tap set into vanity unit, low level WC, bath with chrome mixer tap/shower head and electric shower over. Tiled walls, papered walls, papered ceiling, laminate flooring. Double glazed window to rear. Shaver light.

ATTIC ROOM

14'10" x 12'4" (4.54m x 3.76m) max. Papered walls and ceiling, recessed lighting, laminate flooring. Three Velux roof windows. Access to eaves storage.

OUTSIDE

FRONT

Paved driveway with parking space for two cars and charging point for electric car. Stone chippings, low brick wall and railings to perimeter. Side path to rear of property. Mature shrubs.

REAR

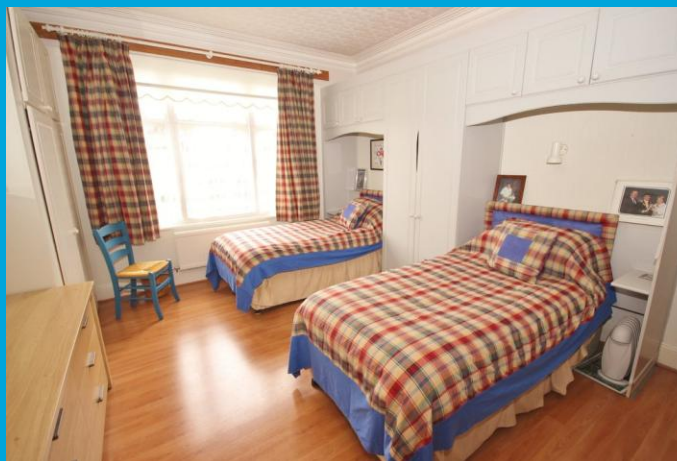
Paved patio area. Two external brick built sheds and one detached brick built shed with heating and light. Large paved patio area to rear. Timber summer house. Brick wall and timber fencing to perimeter. External light and tap.

TENURE

Understood to be Freehold - the tenure should be verified by the purchasers' solicitor.

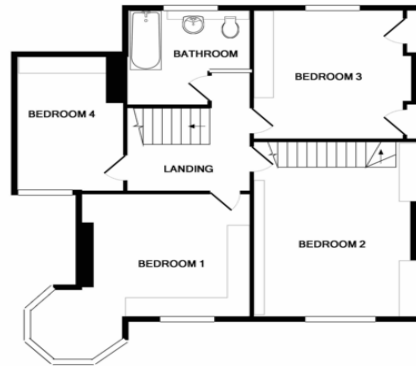
COUNCIL TAX

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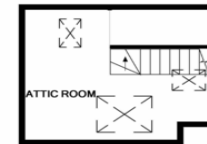




GROUND FLOOR

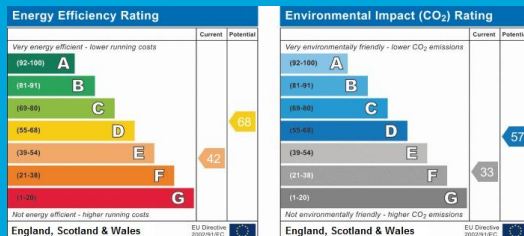


1ST FLOOR



ATTIC

TOTAL APPROX. FLOOR AREA 2314 SQ.FT. (215.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

