



165 Whitchurch Road, Heath/Gabalfa, Cardiff, CF14 3JR

Price Guide £359,950

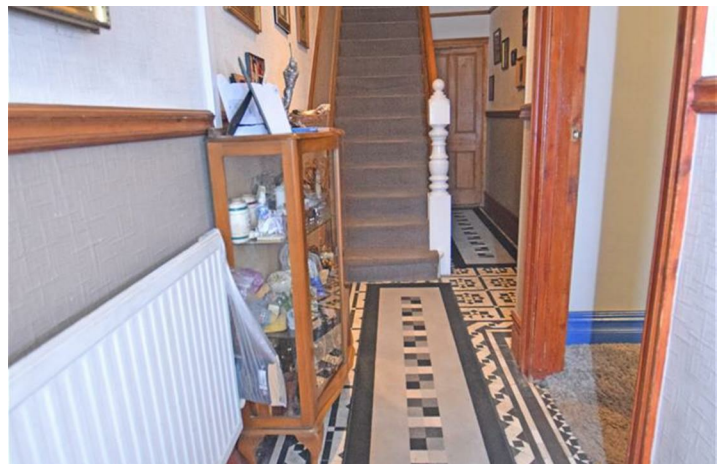
165 Whitchurch Road, Cardiff CF14 3JR

SOLD STC. On this busy thoroughfare that is within walking distance of the University Hospital at Heath is this large bay-fronted terrace house of character that retains some period features, but requires upgrading. It benefits from having gas central heating from a Baxi boiler situated in the kitchen, and there are radiators virtually throughout. It is also double-glazed. The property is of the double-bay (bay-over-bay) style of mid-terrace house with stone-faced front elevations and the roof is of slates. At the front is a forecourt garden with a brick boundary wall, and a tiled path leads to an attractive arched entrance porch that retains the period tiles. At the rear is a patio garden, and there is rear lane access to a Garage. We understand that the property is Freehold. The Council Tax Band is E. The EPC rating is D.

Local amenities are comprehensive, and include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.



Council Tax Band: E



Entrance Hall

The period front door that has a feature etched glass panel opens into a large hall. Black and white period tiled floor. Gas meter cupboard. Coved ceiling. Dado rail. Picture rail. Central heating radiator. Stairs rise to the first floor. Understairs cloaks space. Central heating thermostat control.

Front Room

12'10" x 14'11" into bay max. approx.

A reception room of good size that has a bay at the front with double-glazed picture and casement windows. Curtain rail and runners with draw-string attachments. Tiled fireplace and hearth. Coved ceiling. Picture rail. Central heating radiator with thermostat. 4 power points. Dimming light controls. Pine panel door to the hall.

Middle Room

12'0" x 10'10" approx. max.

Of good size. Coved ceiling. Picture rail. Tiled fireplace and hearth. Pine panel door to the hall. Power points. Central heating radiator. Half-glazed pine panel door into a small lean-to conservatory. Stone sink. 2 power points. Polycarbonate sheet roof. Double-glazed aluminium-framed door opens to the garden. Double-glazed casement window. Stone tile floor.

Dining Room

16'9" + doorway alcove x 11'6" approx. max.

A large reception room. 2 period dressers with glass-fronted top cupboards, and storage cupboards and drawers beneath. One cupboard houses the electric meter and consumer unit. Vinyl floor covering. Central heating radiator. Dado rail. Picture rail. Tiled fireplace and hearth. Power points. Double-glazed side casement window. Timber-framed window to the conservatory. Stripped pine panel door to the hall. A doorway opens into the kitchen.

Kitchen.

11'5" x 10'2"+alcove approx. max.

A kitchen of good size that has a range of oak-style panel door units that comprise of floor cupboards and drawers. Fitted wall cupboards including glass-fronted units and open shelves. Light beige worktops. Tower unit housing the Beko oven and grille. 4-ring Baumatic hob. Tower unit with inset fridge & freezer. Brown polycarbonate sink top with rinser bowl. Plumbing connections for a washing machine and dishwasher. Breakfast bar island unit with cupboards beneath. Attractive tile splashbacks to the worktops. Ceramic tile floor. Pine tongue-and groove panelled ceiling. Spotlight fitting. Double-glazed side casement window with fitted roller blind. Wall-mounted Baxi gas central heating boiler. Vertical central heating radiator/towel rail. 8 power points. Double-glazed sliding patio door and side screen opens to the rear lean-to conservatory that has a polycarbonate sheet roof. Aluminium-framed casement windows. Fitted shelves. Half-glazed door to the garden.

Landing

A stripped balustraded dog-leg staircase and return to a large split-level landing. Loft access. Dado rail Telephone points. Built-in storage cupboard. Power point. Central heating radiator with thermostat.

Front Bedroom No. 1

17'1" x 14'10" into bay max. approx.

A large double bedroom. Bay at the front with double-glazed picture and casement windows. Curtain rail and runners. Additional tilt-and-turn side casement window. Venetian blind. Stripped and exposed floorboards. Picture rail. Power points. Central heating radiator. Stripped pine panel door to the landing.

Middle Bedroom No. 2

12'0" x 10'11" max. approx.

Double-glazed casement window. Curtain pole. Central heating radiator. Power points. Period fireplace with cast-iron hearth. Stripped pine panel door to the landing. Dimming light control.

Middle Bedroom No. 3

9'1" max. less corner x 8'5"

A pleasant single bedroom or study. Double-glazed casement window. Roller blind. Central heating radiator with thermostat. 2 power points. Stripped pine panel door to the landing.

Rear Bedroom No. 4

11'3" x 10'5" max. approx.

Double-glazed casement window. Curtain pole. Central heating radiator. 4 power points. Stripped pine panel door to the landing.

Bathroom

Having a white bath with mixer tap shower and an over-bath Mira electric shower. Pedestal wash-hand basin. Attractive blue/grey marble-style wall tiles and bath-side panel. Bath-side shower screen. Double-glazed casement window. Central heating radiator. Tiled floor. Double-glazed casement window. Built-in airing cupboard space with factory-insulated tank and immersion heater. Pine panel door to the landing.

Separate Toilet

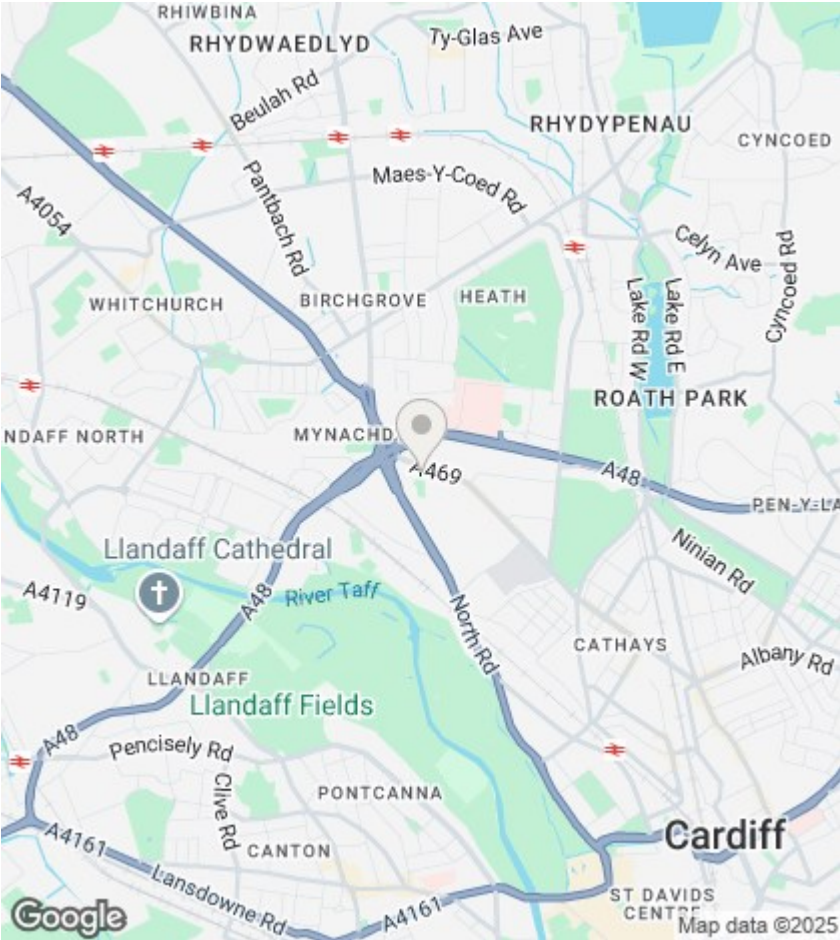
With a close-coupled toilet. Double-glazed casement window. Ceramic tile floor. Stripped pine panel door.

Rear Garden

A pretty garden that has an area in lawn with mature shrubbery borders. Brick paved path. Block boundary walls. Pedestrian door access to a rear vehicular lane.

Garage

A detached garage with rear lane access, and a metal up-and-over door. Side door to the garden. Rear casement window. Asbestos sheet roof and corrugated metal sheet roof over.



Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	