

# The Common

Whitchurch, Cardiff CF14 1DW

Guide price

£500,000



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Beautiful, traditional detached character property set in a prime location overlooking the common in Whitchurch village.





### **Entrance Hall 13'2" x 8'9" (4.01m x 2.67m)**

Welcoming entrance hall accessed via a panelled wood front door with inset glass panel and panelled window alongside with window shutter and ornamental wood beam over. Radiator, power points, cloaks hanging space, stone flooring and attractive half turning stair rising to the first floor. Small feature box window to the rear, doors off to the living room and the kitchen/ dining room.

### **Kitchen / Dining Room 21'9" x 12'9" (6.63m x 3.89m)**

Beautiful and stylish refitted kitchen with a range of floor and wall units with solid wood work surfaces over and white ceramic tiled splash-backs. Inset Belfast sink unit with mixer taps. Space for range oven inset into chimney breast effect walls with matching white ceramic tiled splash backs and extractor and decorative wooden beam over. Centre Island unit with additional units, wine rack and expansive granite surface over. Stone flooring extending to the dining area, smooth plastered ceiling with inset spotlights. Panelled double glazed window to the side, radiator, door to utility room and open plan to dining area. Dining area with ample space for dining table and chairs, double glazed window to side and French Doors that open to the garden.

### **Utility**

Useful utility area with space for white goods, wooden work surfaces with inset stainless steel sink unit. Wall mounted gas boiler, double glazed window to the side, continuation of stone flooring and door to Cloakroom.

### **Cloakroom**

Low level WC, wall mounted wash hand basin with tiled splash

back, radiator, extractor fan and shelving.

### **Living Room 18'9" x 12'7" (5.72m x 3.84m)**

A warm and relaxing living room with an impressive chimney breast and fireplace of exposed stone with beam mantle and log burner. A period wooden pillar and beamed ceilings add to the character and atmosphere of this well proportioned room that also has a replica Victorian style radiator, wood flooring and a door to the garden room.

### **Garden Room 11'7" x 5'8" (3.53m x 1.73m)**

Formerly the main entrance to the cottage before the extension, this is a bright airy room with lots of natural light and a multitude of potential uses, including as a garden room or reinstating as the entrance. Double glazed door to the garden, double glazed panelled windows to the front, two roof windows, radiator and power points.

### **First Floor Landing**

Double glazed panelled window to front, two loft windows and doors to bedrooms and bathroom.

### **Master Bedroom 17'1" x 12'5" (5.21m x 3.78m)**

Two double glazed windows to the front and small picture window to the rear fitted wardrobes, radiator and power points.

### **Bedroom Two 13'3" x 12'7" (4.04m x 3.84m)**

Double glazed panelled window to the front, radiator and power points.

### **Bedroom Three 13'2" x 12'2" (4.01m x 3.71m)**

Two skylight windows to the rear, radiator and power points.

## **Bathroom**

Sumptuous refitted four piece bathroom suite with low level WC, beautiful claw foot freestanding roll top bath, pedestal ceramic wash hand basin and a walk in shower with over head and three quarter height options. Victorian replica radiator with chrome heated rail, shaving point, spotlights, extractor and stylish tiling.

## **Outside**

A traditional and attractive garden that is perfectly suited to lots of outdoor entertaining with a sun terrace ideal for table and chairs. The garden has a well proportioned shed, and is partly laid to lawn and with inset borders, shrubs and hedging. Driveway offers parking with gated access and the garden extends to the side of the property.





