

## 92 Bishops Road

Whitchurch, Cardiff CF14 1LY

- Traditional semi-detached family home
- Four bedrooms
- Original features
- Highly sought after location
- Enclosed rear garden
- Driveway
- EPC - D

Guide price £700,000

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Hern & Crabtree are delighted to offer to the market a handsome property that has been thoughtfully extended and greatly improved. This substantial house successfully retains a charming ambience derived from a well-designed and sympathetic blending of original character with extension and modern improvements. This most attractive bay-fronted home occupies a fantastic location, extremely well placed for Llandaff North train station, bus stops, local amenities in Whitchurch Village, as well as Llandaff North, well-regarded local schooling in both mediums, a no-through-road and has an enclosed rear garden perfectly placed for the afternoon sun.

### Entrance

Porch to front entered via a single glazed wood door with matching window, tiled period sidings and period tiled flooring into the entrance hall via a traditional wood door with opaque glass and matching window surround.

### Hallway

Coved ceiling, ceiling rose and stairs rising to the first floor. Dado rail, radiator and period tiled flooring with under stairs storage cupboard.

**Lounge** 14'9 max into bay x 13'6 max into recess (4.50m max into bay x 4.11m max into recess)

Double glazed PVC bay window to the front aspect with coved ceiling, fireplace with a cast Iron multi fuel stove with a wooden mantelpiece and Slate hearth. Wood block flooring, dado rail and radiator.

**Sitting room** 10'1 x 12'8 (3.07m x 3.86m)

Double glazed PVC window to the side, ceiling rose, coved ceiling, vertical panel radiator. Oak flooring, TV point, doorway through to the Kitchen.

**Dining room** 16'6 max x 9'10 max (5.03m max x 3.00m max)

Double glazed sliding patio doors to the rear garden, fitted shelving, coved ceiling and ceiling rose. Wood flooring, fireplace recess alcove, radiator and doorway through to the kitchen.

**Kitchen** 14'8 x 9'9 (4.47m x 2.97m)

Double glazed windows to the rear and side, range of wall and base units with work tops over. Down lights, stainless Steel sink and drainer with mixer tap, integrated 'Bosch' full length dishwasher. Hideaway cupboard, pull out pan drawers, integrated 'Bosch' microwave. Five ring integrated gas hob with a glass splash back, cooker hood over. Integrated double oven and grill, tiled flooring. Spot lights and door to the dining room.

**Utility room** 19'5 max x 7'4 (5.92m max x 2.24m)

Half glazed wood door to the rear garden, double glazed window to the rear. Half opaque double glazed door leading to the front with matching window over. Stainless steel sink and drainer with base units and a selection of wall units. Space for an American style fridge/freezer and plumbing for washing machine. Radiator, tiled flooring and door to a downstairs shower room. 'Ideal Logic' combination boiler.



### Shower room

Double glazed obscure window to the front, fully tiled walls and floor, wet room style shower with electric shower. WC, wash hand basin and heated towel rail.

### First floor

Stairs rise up from the entrance hall with wooden hand rail, spindles and continuation of half papered walls and dado rail.

### Landing

Picture rail and loft access hatch with a pull down ladder.

**Bedroom One** 14'9 max into bay x 11'1 (4.50m max into bay x 3.38m)

Double glazed PVC bay window to the front, radiator and wood laminate flooring. Coved ceiling, picture rail and ceiling rose.

### Bedroom Two 12'0 max x 10'3 (3.66m max x 3.12m)

Double glazed PVC window to the rear, fitted wardrobes, wood laminate flooring, radiator.

### Dressing room/Home office 9'4 x 7'6 (2.84m x 2.29m)

Double glazed PVC window to the rear, wood laminate flooring, doorway through to the third bedroom.

### Bedroom Three 7'5 x 14'11 (2.26m x 4.55m)

Double glazed PVC window to the rear, loft access hatch, wood laminate flooring and door to en-suite. Vertical panel radiator.

### En-suite

Double glazed obscure window to the front, shower with bi-folding glass doors and plumbed shower. Wash hand basin with base vanity unit, WC and heated towel rail. Extractor fan, spotlights, fully tiled walls and floor.

### Bedroom Four 8'2 x 10'1 (2.49m x 3.07m)

Double glazed windows to the front with a half moon crescent window. Fitted wardrobes, radiator and wood laminate flooring.

### Family bathroom 6'7 x 7'10 (2.01m x 2.39m)

Double glazed obscure PVC window to the side, WC, wash hand basin, base vanity unit and wall units. Bath with shower mixer off the taps, glass splash back screen. Spotlights, fully tiled walls and vinyl floor.

### Outside

#### Front

Enclosed garden with low rise brick wall, wrought Iron pedestrian gate and a double wrought Iron driveway gate with paved patio and footpath to the front door, mature shrubs and borders.

#### Rear Garden

Enclosed rear garden with Timber frame fencing and half brick wall, mainly laid to lawn with a paved patio sitting area. Mature shrubs, trees and flower borders along with a Timber frame storage shed.

### Tenure

We have been advised by the vendor that the property is FREEHOLD.



