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Foreland Road, Whitchurch Cardiff

guide price £450,000

 black

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## About the property

A traditional bay fronted semi-detached three/four bedroom house, built circa 1930's, with elevations in facing brick, extended in recent years, and occupying a corner position fronting Foreland Road and adjacent to Heol Y Forlan. This substantial family home provides four double sized bedrooms, the attic bedroom completed in the 1980's, a large open plan lounge and dining room (24'5 x 16'5), and a modern open plan kitchen & breakfast room (24'5 x 10'3). The property benefits gas heating with a combi boiler and panel radiators, replacement double glazed PVC windows, traditional panel doors, picture rails, and a large wide square bay window in the lounge overlooking quiet Foreland Road. The property is within level walking distance to both Whitchurch High School and Whitchurch Village. Within a few minutes there are two exits onto Manor Way providing fast access to both the M4 and Cardiff City Centre. Outside there is a walled rear garden with a garden gate to Heol Y Forlan, and a further internal courtyard door leading into a very large detached rear garage. A traditional and very spacious property, located within a private residential road. Must be seen!

## Accommodation

### Whitchurch

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving every day needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a Co-op, an Iceland, a Mcoll's, a Parsons Bakery, a Greggs, a Principality Building Society, A Monmouthshire Building Society, a Peacock's, a Boots The Chemist, Fintons Fish & Chips Company, a Coffee 1 and a very popular local Farmers Pantry Butchers. Local Pub and restaurants include the Plough, The Royal Oak and the Malsters Inn, all within the Village centre.

### Schools

There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penlline Road. Ysgol Gymraeg Melin Gruffydd, a very successful two form entry Welsh medium primary school located on Glan-Y Nant Road. The current Head teacher is Mr Illtyd James and under his leadership the school received a superb Estyn inspection report in 2015 and is categorised as a Green school by Welsh Government. The school's motto is 'Cofia ddysgu byw...' Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 Pupils from 3-11 years on roll. The school was officially opened by international footballer and former pupil Gareth Bale and its motto is 'Work





together, play together, and succeed together'.  
Whitchurch Primary School received a glowing Estyn inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

## Transport

Located three miles North of Cardiff centre Whitchurch Village provides fast travel to Manor Way, the A 470 and the M4. Local bus services connect with all parts of Cardiff. There are numerous Railway Stations serving North Cardiff, including Llandaff North (just 10 minute's walk), Whitchurch Coryton, Rhiwbina Garden Village, Birchgrove Caerphilly Road Station, Maes Y Coed Road Station, and both Heath high level and Heath Low level, each providing fast travel to Cardiff City Centre.

## Entrance Hall

Approached via a part panelled PVC double glazed front entrance door leading to a main hallway with a single flight carpeted staircase with useful under stair storage cupboard, PVC double glazed patterned glass window to side, double doors opening to.....

## Lounge & Dining Room

26' 10" x 16' 5" ( 8.18m x 5.00m )  
Narrowing to 10 ft. A through lounge and dining room, inset with a large and wide square bay with PVC double glazed windows with outlooks on to Foreland Road, bamboo wood flooring throughout, ceiling with spotlights, three double radiators. Double doors to entrance hall.

## Shower Room

Modern white suite comprising ceramic tiled corner shaped shower cubicle with chrome shower unit and clear glass shower doors and screen, ceramic tiled flooring, pedestal wash hand basin with chrome mixer taps and pop-up waste and a ceramic tiled splashback, shaver point, slim line W.C., (Roca suite), PVC double glazed patterned glass window to rear, ceiling with spotlights, air ventilator, radiator.

## Kitchen & Breakfast Room

24' 5" x 10' 3" ( 7.44m x 3.12m )  
Well fitted along three sides with a modern range of panel fronted floor and eye level units with new door fronts with chrome handles throughout, beneath round nosed laminate worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, integrated Hotpoint four ring gas hob with glass splashback and concealed extractor hood, built-in integrated fan

assisted electric oven with separate grill, integrated Tecnik dishwasher, space for the housing of an upright fridge/freezer, ceramic tiled flooring, PVC double glazed window to side, glass fronted eye level cabinets with glass shelves and internal lights.  
Dining area with bamboo flooring and ample space for a dining table and chairs, two radiators, PVC double glazed window to side, ceiling with spotlights, sliding PVC double glazed tilt and turn patio doors opening on to a walled rear garden.

## First Floor

### Landing

Approached via a carpeted single flight staircase leading to a half landing and a main landing, access to roof space, radiator. PVC double glazed patterned glass window to side.

### Master Bedroom One

17' x 14' 5" ( 5.18m x 4.39m )  
A large and generous master bedroom, equipped with built out mirror fronted wardrobes, a PVC double glazed window with an outlook on to Foreland Road, picture rail, two double radiators. Approached from the landing via a traditional original panel door.

### Bedroom Two



13' 3" x 10' 1" ( 4.04m x 3.07m )

Approached from the landing via a traditional original panel door leading to a double size bedroom, inset with a white PVC double glazed window with a rear garden outlook, picture rail, built out mirror fronted full height wardrobes, radiator.

### Bedroom Three

13' 8" x 10' 3" ( 4.17m x 3.12m )

Approached from the main landing via a traditional original panel door, leading to a further double size bedroom with high coved ceiling, picture rail, PVC double glazed window with a rear garden outlook, two alcoves - one equipped with an alcove cupboard housing a wall mounted Worcester combi gas fired central heating boiler. Double radiator.

### Bathroom

Modern white suite with walls largely ceramic tiled, comprising panel bath with chrome hand grips, chrome shower unit with clear glass shower screen, rail and curtain over, slim line W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors and chrome handles. Chrome vertical towel rail/radiator, ceramic tiled flooring, air ventilator, ceiling with spotlights, PVC double glazed patterned glass window to side.



## Second Floor

### Landing

Approached via an open tread returning pine staircase leading to a second floor landing, carpeted with a PVC double glazed window with a side aspect. Leading to.....

### Attic Bedroom Four

16' 8" x 11' 8" ( 5.08m x 3.56m )

A very useful and versatile attic bedroom, inset with a PVC double glazed window with an elevated outlook across the rear gardens and over the surrounding area. Built out wardrobes with louvre doors, radiator.

## Outside

### Entrance Drive

The front garden has been incorporated in to a front entrance drive, finished in Tarmac and approached via double gates with a dropped kerb access and two pillars. Boundary brick walls.

### Side Garden



Side garden with garden gate and boundary walls providing access on to Heol Y Forlan and the main entrance.

### Rear Garden

Walled rear garden, finished in hard concrete, edged with a raised border, inset with a garden gate providing access on to Heol Y Forlan, and a courtesy door that leads to.....

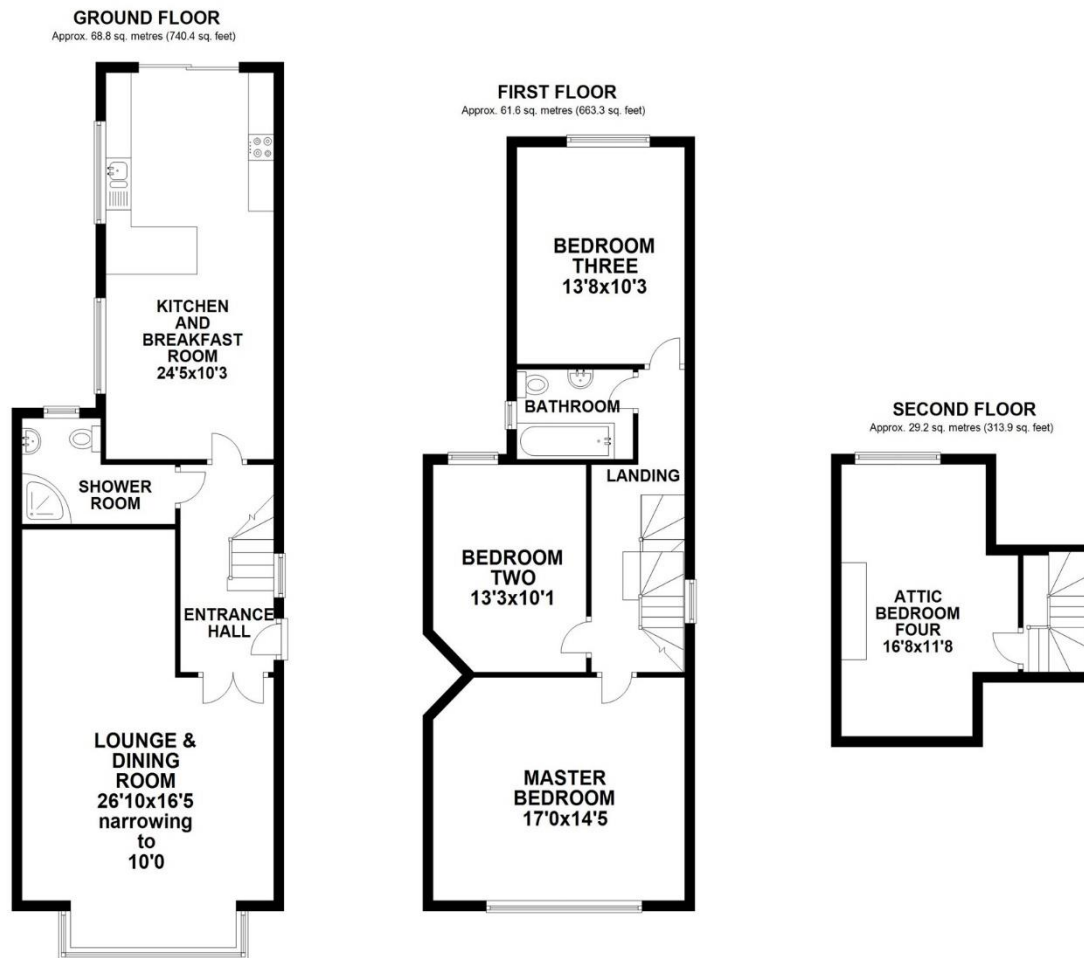
### Garage

Large oversized almost double size garage with access from Heol Y Forlan. Internal window.



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Total area: approx. 159.6 sq. metres (1717.6 sq. feet)

## Important Information

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