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Clas Gabriel, Whitchurch Cardiff

offers over £375,000



About the property

A large two/three bedroom detached double fronted bungalow, built circa 1936, extended in 2006 and benefiting many improvements in recent years by the present owners. This charming spacious bungalow is positioned within a small and select close, well away from busy passing traffic and within walking distance to the thriving and most popular village of Whitchurch. Set back with a wide private entrance drive and benefiting a Southerly facing rear enclosed garden this versatile property includes cavity wall insulation (2006) installed under a government grant, a modern re-placement concrete interlocking tiled roof, re-placement wall ties (1988/9), a modern electric consumer unit (installed in 2016), gas heating with panel radiators and a Baxi boiler (2006) and annually serviced by British Gas (the last service completed in 2017), and replacement double glazed PVC windows (2007) externally finished in hardwood effect and white internally. This well designed bungalow comprises: a central entrance hall with a modern front door (re-placed in 2009), a lounge open to a dining room, whilst patio doors lead into a sun conservatory which overlooks the private rear gardens. There is also a separate kitchen with integrated Belling Range Cooker, a utility room and a cloak room with a stylish white suite. There are two double sized bedrooms and a modern re-modelled shower room.

Accommodation

The Property

Other features include Virgin Media Wifi and telephone running with 80 Meg, a water meter, a smart meter, a new gas meter (installed in 2013), a charming open fronted porch with a pretty arch entrance and original character tiles, private rear gardens, a large, recently block paved front drive with ample private parking and a detached former garage now a useful storage building. A very impressive detached two bedroom bungalow, with the option to convert the lounge into a third bedroom if required, boasting a delightful location, and also enjoying further room to extend into a large open roof space. See inside!

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 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.





Amenities

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 super market, Peacock's and chemist's to mention just a few!

Located three miles North of Cardiff centre Whitchurch Village offers extensive local shops and stores together with many restaurants and character Public Houses.

Manor way allows fast access to the centre of the village and to Cardiff City centre. Local bus services connect with all parts of Cardiff. Whitchurch has extensive amenities and excellent schools. Within a short driving distance is an exit at the Coryton interchange providing an exit onto both the A470 and the M4.

Entrance Porch

Open fronted, original tiled threshold, original part tiled walls, pretty arch entrance, ornamental outside light. traditional panel doors, picture rails, roof insulation (installed circa 2010),



Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door inset with two single diamond leaded upper light windows, further upper overhead window and side screen window, radiator, picture rail.

Lounge

12' 5" x 10' 11" (3.78m x 3.33m)
Inset with a feature fireplace, picture rail, traditional panelled door to main entrance hall, radiator, PVC double glazed window with rear garden aspect, archway opening to.....

Formal Dining Room

13' 7" x 8' 1" (4.14m x 2.46m)
Radiator, picture rail, traditional panelled door to main entrance hall, sliding double glazed patio doors opening to.....

Conservatory

13' 1" x 7' 11" (3.99m x 2.41 m)
Constructed with a cavity brick plinth outer wall, surmounted with white PVC double glazed windows with beveled upper light glass leaded windows, PVC double glazed part panelled outer door inset with leaded



coloured glass opening onto a paved rear garden, polycarbonate roof, electric power points throughout.

Kitchen / Breakfast Room

12' 9" x 10' 9" (3.89m x 3.28m)
Fitted along two sides with a range of both floor and eye level units with laminate work surfaces incorporating a stainless steel sink unit with chrome mixer taps, vegetable cleaner and drainer, part ceramic tiled walls, space with plumbing for an automatic dishwasher, freestanding Belling range cooker with seven ring gas hob including Wok burner, one fan assisted electric ovens and one standard electric oven, separate grill and separate warming drawer. Eye level display cabinets with glass shelves and glass fronts, three PVC double glazed Georgian style windows with rear garden aspect, ceramic tiled flooring throughout, two double radiators, panel door leading to.....

Utility Room

With a wall mounted Baxi gas fired central heating combination hot water boiler, space with plumbing for an automatic washing machine, space for the housing of an upright fridge freezer, PVC double glazed Georgian style window to front, panelled outer door to side gardens, extractor fan, radiator.



Cloakroom

Stylish modern white suite comprising slimline W.C., shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and a ceramic tiled surround, ceramic tiled flooring, radiator, PVC double glazed Georgian style window to front, extractor fan.

Bedroom One

14' 4" x 9' 11" (4.37m x 3.02m)

Into a semi circular bay inset with white PVC double glazed windows with outlooks onto the quiet frontage close, picture rail, radiator. Traditional panelled door to main entrance hall

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

PVC double glazed Georgian style window to front, radiator, picture rail.

Shower Room

9' 11" x 5' 8" (3.02m x 1.73m)

A stylish Roca modern white suite comprising large ceramic tiled shower cubicle with chrome shower unit and electric Aspirante Triton chrome finished shower

unit, clear glass sliding door and screen. Slimline Roca W.C., shaped Roca pedestal wash hand basin with chrome taps, extractor fan, ceiling funnel window, access to roof space, stylish towel rail/radiator, former built out linen cupboard with extensive shelved storage space.

Outside

Front Garden

Chiefly finished as an off street private vehicular drive with ample parking, decorative side gate with access to one side of the property, additional decorative alternative side gate with access to the alternative side of the property. The front is enclosed by block built boundary walls and approached via the main entrance from the Close.

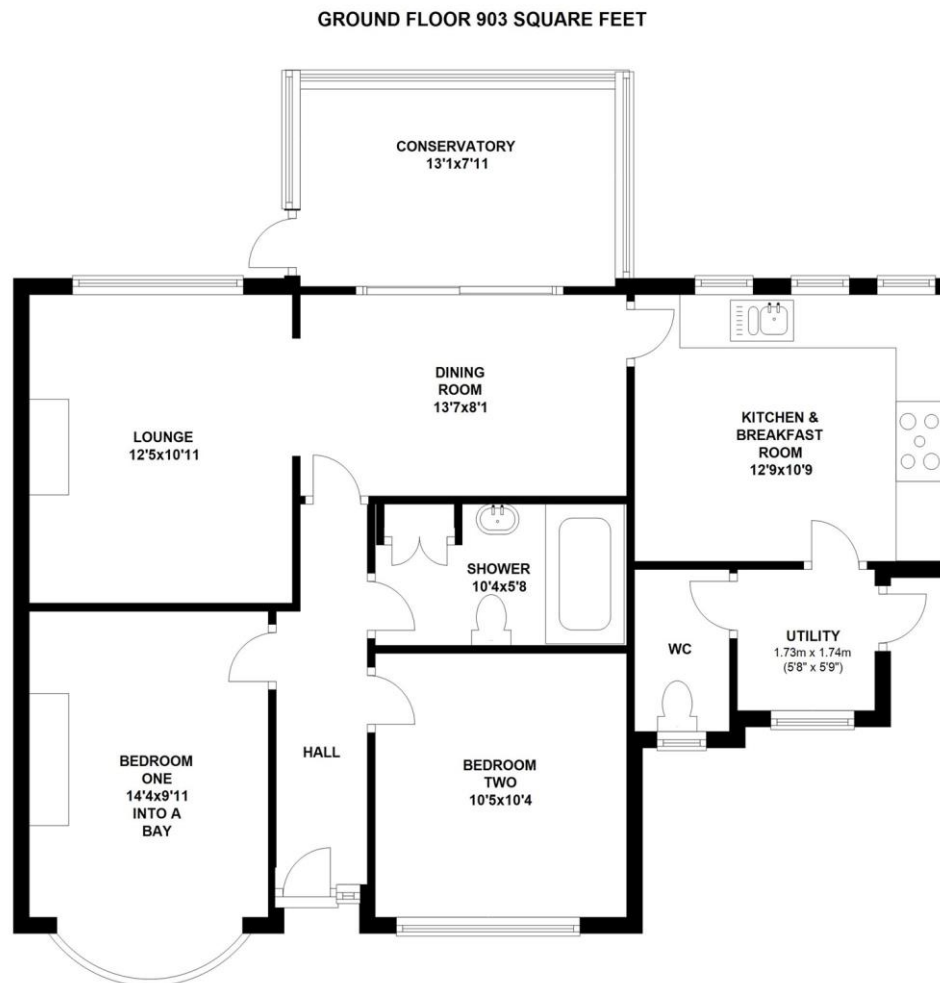
Rear Garden

A very private and sunny rear garden, extending from one side of the property to the other, with ample side gardens partly finished in Cotswold stone, the main garden itself is chiefly paved and enclosed by 9-10 ft high timber boarded panel fencing to afford privacy. There is a pretty border of shrubs to the rear and further paved sun terraces to the side. Outside water tap. To the side garden there is an outside floodlight with sensor and also an electric power point socket.

Garage

Non vehicular access storage garage. Block built with two double entrance doors, side window, electric power and light and currently housing a tumble drier.





Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.