

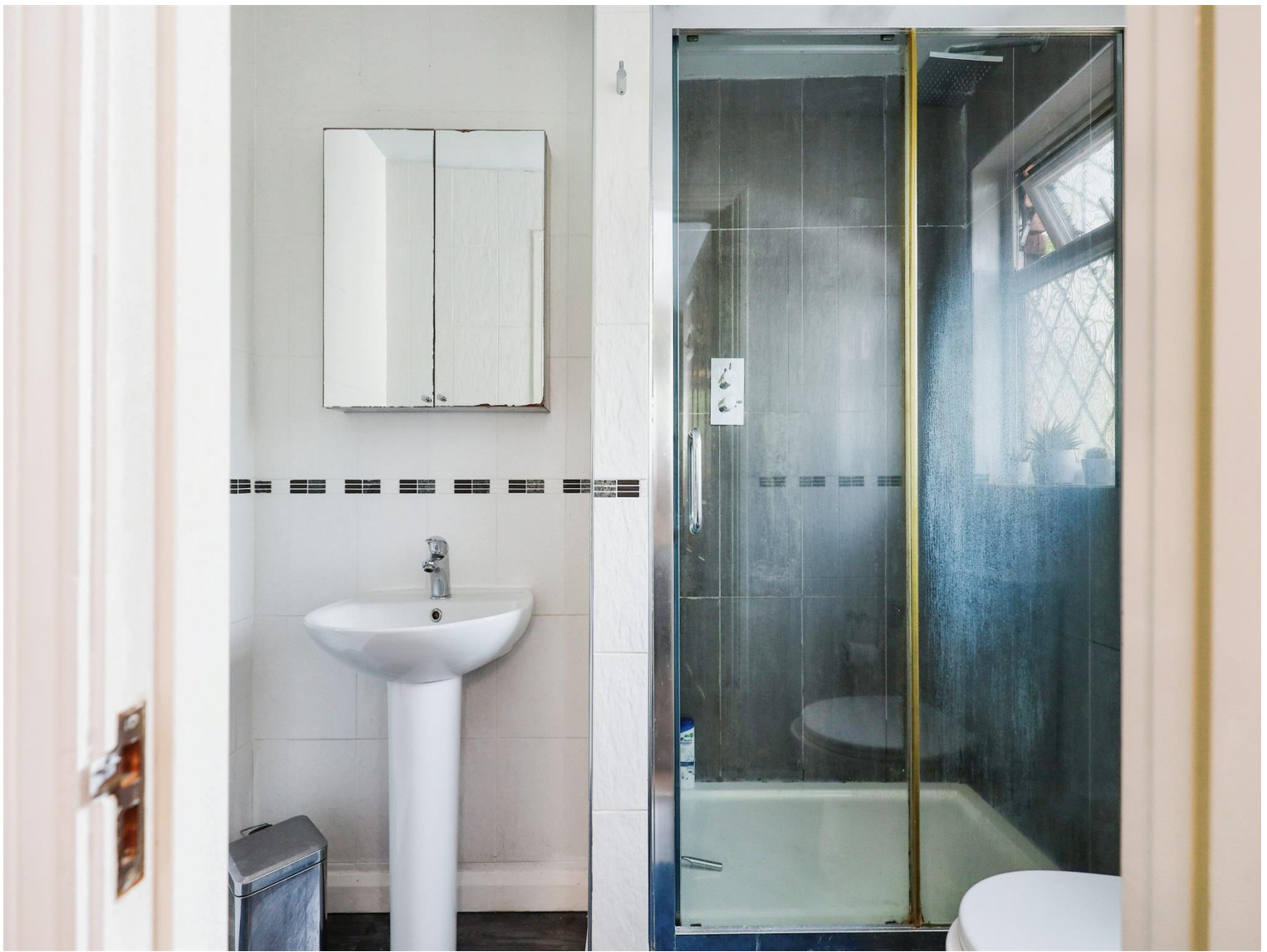


Hanbury Close, offers over £475,000

- FOUR BEDROOMS
- COUNCIL TAX BAND F
- ENSUITE
- PRIVATE DRIVE WITH A GARAGE AND LARGE GARDEN TO REAR
- CLOSE TO TAFF TRAIL
- OPEN PLAN LOUNGE AND DINING ROOM
- FITTED KITCHEN, DOWNSTAIRS CLOAK ROOM.



 4  2  1



About the property

A large family home with open plan lounge and dining room, two bathrooms.

This property is set back with a private drive and a detached garage, benefitting a large rear garden, level and sunny, and fronting a very select tranquil private residential close tucked away from the busy village life.

Accommodation

The Property

The first floor living space comprises three good bedrooms and two bathroom, both re-modelled in 2009, one being ensuite to the good sized master bedroom (13'2 x 11'10). This impressive detached home would prove ideal for a couple or a small family with its generous gardens and its tranquil location. See Inside.

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



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.

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. Located within a short walk to the Taff Trail that leads through to the city centre and leads all the way up to Pontypridd offering beautiful scenic locations for a walk or bike ride.

Whitchurch has extensive amenities and excellent 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 Penline Road. Ysgol Gymraeg Melin Gruffydd, a

Ground Floor

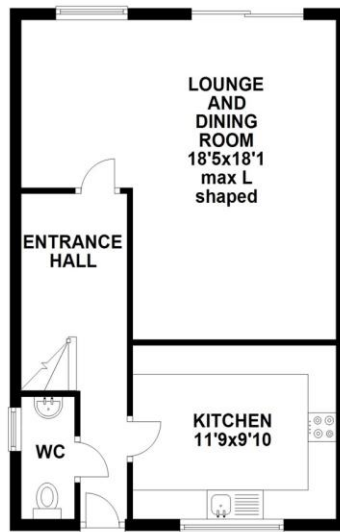
Entrance Porch

Open fronted, block paved threshold, outside light.

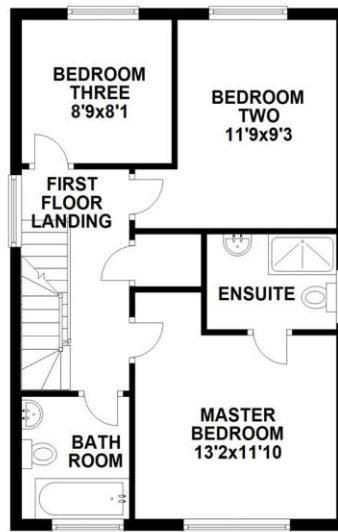
Entrance Hall

Floorplan

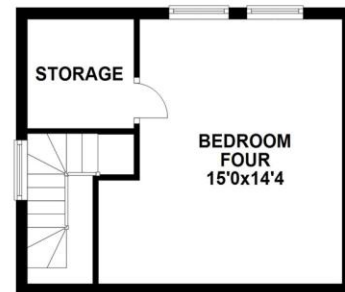
GROUND FLOOR 521 SQUARE FEET
Approx. 48.4 sq. metres (521.4 sq. feet)



FIRST FLOOR 518 SQUARE FEET
Approx. 48.2 sq. metres (518.5 sq. feet)



SECOND FLOOR 276 SQUARE FEET
Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 122.3 sq. metres (1316.2 sq. feet)

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.