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Hanbury Close, Whitchurch Cardiff

offers over £475,000

 **black**

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About the property

A stylish modern detached double fronted four bedroom house, built in 1989 by Messrs McInerney Homes (West), a reputable firm of House Builders, completed with a 10 year NHBC, and forming part of a small and exclusive development adjacent to the Taff Trail. This extended detached home, occupies a delightful position, fronting a small and quiet private close, well away from passing traffic, yet still convenient for access to both Whitchurch Village, Llandaff North and Llandaff North Railway Station. With a large and level enclosed rear garden, landscaped with a pretty, large lawn beyond two sun terraces one paved one finished in slate forming an ideal patio area. The garden affords maximum privacy with sun directly on the back garden at 3.50 PM. The property also benefits a wide private entrance drive and a detached garage. The property includes PVC double glazed windows, gas heating with panel radiators and a modern boiler installed in 2009, white traditional style internal doors, and a well-designed and professionally completed loft conversion, installed by Allied Welsh in 2009, and completed with building regulation approval, providing a generous fourth double bedroom (15'0 x 14'4). The bright and well-designed living space also includes an entrance hall with a wide carpeted spindle balustrade staircase, a modern downstairs cloak room, a fitted kitchen and a super-sized open plan lounge and dining room (18'5 x 18'1L shaped) with patio doors that open onto the large gardens.

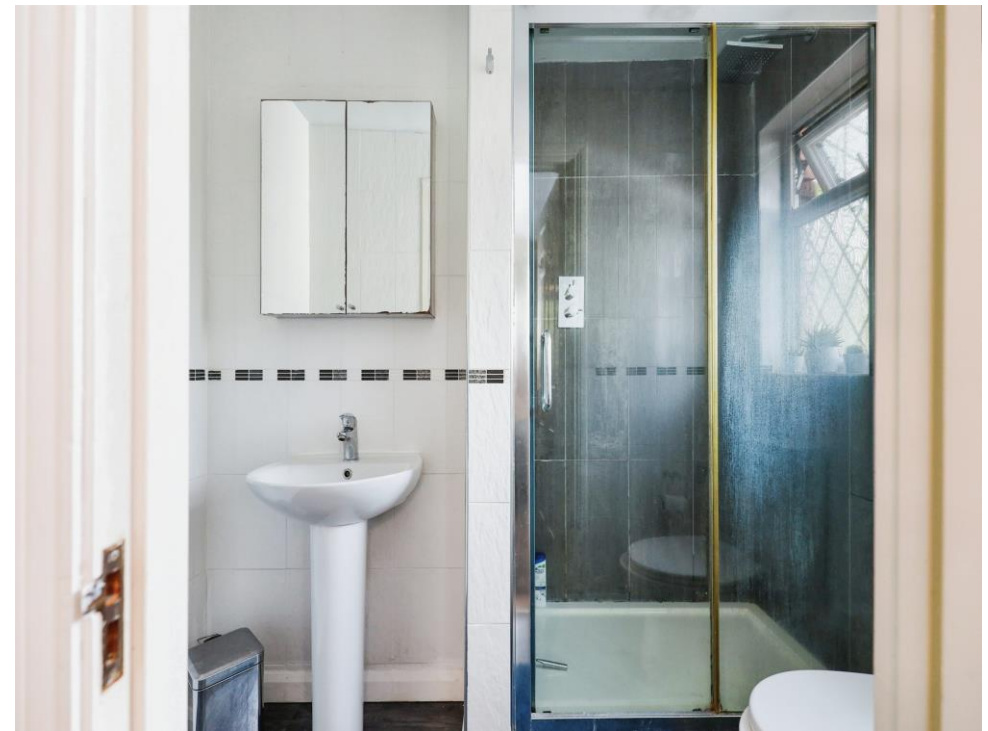
Accommodation

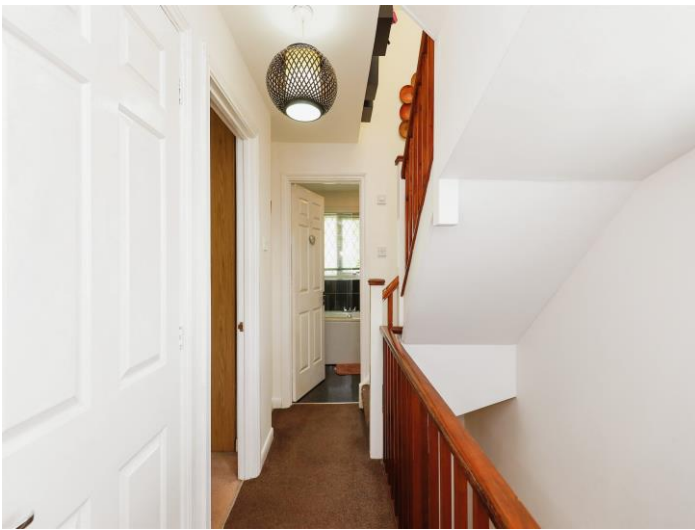
The Property

The first floor living space comprises three good bedrooms and two bathroom, both remodelled 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 everyday needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a supermarket, 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. 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 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.

Ground Floor

Entrance Porch

Open fronted, block paved threshold, outside light.

Entrance Hall

Approached via a part panelled PVC double glazed front entrance door, inset with pretty diamond leaded upper light windows leading to a main hall with a wide carpeted spindle balustrade staircase leading to the first floor landing with a wide under stair recess. Radiator, coved ceiling.

Downstairs Cloakroom

Modern white suite with walls part ceramic tiled comprising large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., pretty leaded PVC double glazed window to side.



Lounge And Dining Room

18' 1" x 18' 5" narrowing to 12' (5.51m x 5.61m narrowing to 3.66m)

This open plan lounge and dining room provides a fantastic social space with PVC double glazed sliding doors that open on to the large and enclosed level rear gardens, together with a further PVC double glazed diamond leaded window with a pretty garden view. High coved ceiling, double and single radiators, approached from the entrance hall via a white traditional style panel door with stylish chrome handle.

Kitchen

11' 9" x 9' 10" (3.58m x 3.00m)

Well fitted along three sides with a modern range of both floor and eye level units with round nosed laminate patterned worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, integrated four ring gas hob (Proline), integrated Whirlpool fan assisted electric oven with separate grill, fitted extractor hood, walls partly ceramic tiled, space with plumbing for a washing machine, space for the housing of a tumble dryer, space for the housing of an upright fridge freezer, fitted breakfast bar, double radiator, eye level unit housing an Ideal Logic gas central heating boiler, PVC double glazed window with pretty diamond leaded lights and outlooks on to the quiet frontage close. Approached independently from the entrance hall via a white traditional style panel door.



First Floor

First Floor Landing

Spindle balustrade landing approached via a spindle balustrade staircase, white PVC double glazed patterned glass window to side, built-in full height linen cupboard/utility with space for the housing of a tumble dryer equipped with shelving and radiator.

Bedroom One

13' 2" x 11' 10" into an entrance recess (4.01m x 3.61m into an entrance recess)

A double size master bedroom, inset with a pretty diamond leaded PVC double glazed window with outlooks across the private frontage close, radiator, approached from the landing independently via a white traditional style panel door, further white traditional style panel door leading to.....

Ensuite Shower Room

Modern stylish contemporary white suite comprising double size ceramic tiled shower contemporary in design with chrome fittings, including waterfall fitment, clear glass sliding shower door and screen. Slim line W.C., large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, stylish chrome towel rail/vertical radiator, ceiling with spotlights, air ventilator, obscure glass PVC double glazed leaded window to side.



Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

A further double size bedroom, approached independently from the landing via a white traditional style panel door with chrome handle, and a wide entrance recess measuring 2' 7" x 3' 3". White PVC double glazed window with pretty diamond leaded lights with outlooks across the rear gardens, radiator.

Bedroom Three

8' 1" x 8' 9" (2.46m x 2.67m)

Approached independently from the first floor landing via a white traditional style panel door with chrome handle, leading to a good size bedroom, inset with a white PVC double glazed window with pretty diamond leaded lights and outlooks across the enclosed and level sizeable rear gardens. Radiator.

Family Bathroom

Modern white stylish and contemporary suite with walls ceramic tiled comprising large panel bath with chrome mixer taps, chrome shower unit with clear glass shower screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, stylish chrome vertical towel rail/radiator, PVC double glazed diamond leaded patterned glass window to front. Air ventilator. Approached from the landing via a white traditional style panel door.



Second Floor

Second Floor Landing

Approached via a custom-made returning spindle balustrade staircase complete with Velux double glazed window and leading to.....

Bedroom Four

15' x 14' 4" (4.57m x 4.37m)

A well designed and constructed fourth bedroom, forming part of a professionally completed loft space conversion with building regulation approval, equipped with two Velux double glazed windows each with blackout blinds with rear garden views, multiple access to useful eaves roof space storage areas, further sizeable corner walk-in cupboard. Double radiator, approached independently from the second floor landing via a white traditional style panel door.

Outside

Front Garden

Laid to lawn, edged with shrubs plants and boundary fences.

Entrance Drive

Private off-street block paved vehicular entrance drive.



Garage

16' 3" x 8' 1" (4.95m x 2.46m)

Detached brick built single garage approached via an up and over door, equipped with electric power and lighting together with an open roof space storage area and inset with a white and brown PVC double glazed outer door with patterned glass that opens on to the private rear gardens.

Side Access

There is a garden gate which is secure 6 ft high that provides access from the front garden directly alongside the property with an entrance path and leading to the.....

Rear Gardens

Undoubtedly a very special feature for the property, being one of the largest plots on the development, totally level and fully enclosed by substantial and partly replaced timber fencing many with concrete posts. The garden itself comprises of a large lawn beyond two sun terraces one paved one finished in slate forming an ideal patio area. The garden affords maximum privacy with an outside light with sun directly on the back garden at 3.50 PM on Thursday 18th May.



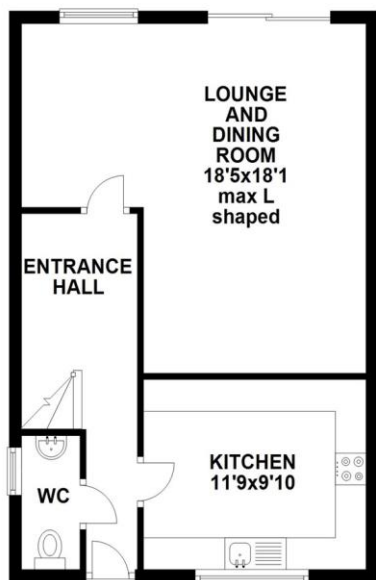


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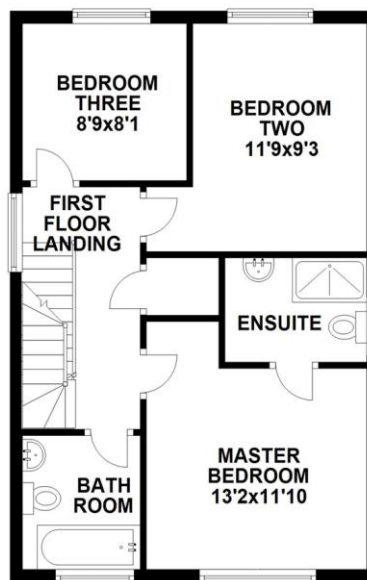
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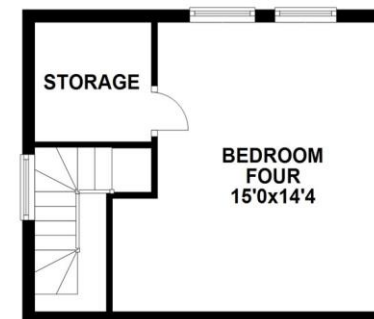
GROUND FLOOR 521 SQUARE FEET
Approx. 48.4 sq. metres (521.4 sq. feet)



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

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