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St. Francis Road, Cardiff  
guide price £495,000

 black

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## About the property

A large detached double fronted residence, built circa 1930's with elevations in facing brick, the front inset with a two storey splayed bay, all beneath a hipped slate roof, replaced in 1995. This unique detached family home occupies a corner position fronting quiet St. Francis Road, a private residential location, just a short level walk to Whitchurch High School and highly popular Whitchurch Village. Away from busy passing traffic, this substantial property has been greatly extended circa 1995, providing generous and versatile living space approximately 2100 square feet with the special benefits of a 25 FT long car port and a unusually large triple tandem garage (37'10 x 10'3). The property backs onto the highly acclaimed Whitchurch Tennis Club, and within easy access is an exit onto Manor Way, enabling fast travel to Cardiff City Centre, the A470 and the M4. The optional living space was formally a detached three-bedroom house but in 1995 a two-storey extension was added providing a super-sized fourth bedroom (24'5 x 11'6) easily split into two rooms, and later two of the original front bedrooms were opened up to provide a further super-sized master bedroom (23'8 x 13'8), also easily separated back into two large bedrooms if needed. The ground floor living space comprises three separate reception rooms including an 18 FT lounge, a 14 FT dining room and a 16'6 FT breakfast room. there is also a fitted kitchen, a downstairs cloak room, and a large useful utility room.

## Accommodation

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are







optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## The Property

The property also includes a very large open full width attic space (33'0 x 23'0 FT), approached by a drop down ladder from the first floor landing and providing great potential to be converted, subject to the required building regulations and planning permissions required. The property also benefits PVC double glazed windows, cavity wall insulation, gas heating with panel radiators (Worcester Combi boiler installed in 2015 with a full service history, last serviced in November 2022). Period features include coved ceilings, plate rails and parquet block floors. A very versatile and capacious family home available with no onward chain, but awaiting final probate.

## 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.

## Entrance Hall

Approached via a PVC part panelled double glazed front entrance door, inset with obscure upper light window, leading to a charming hallway of character, with original wide carpeted returning staircase leading to the first floor landing, high coved ceiling, picture rail, wood block flooring, radiator.

## Formal Dining Room

13' 7" x 11' 1" ( 4.14m x 3.38m )  
Approached independently from the entrance hall via a traditional and original panel door with brass handles leading to a sizeable formal dining room with white PVC double glazed replacement windows each with coloured glass upper lights with outlooks on to quiet St Francis Road. Double radiator, high coved ceiling, plate rail, wood block flooring.

## Lounge



18' 2" x 12' 3" ( 5.54m x 3.73m )

Independently approached from the entrance hall via an original traditional style panel door with brass handles, leading to a principal lounge inset with a wide splayed bay with replacement PVC double glazed windows each with leaded coloured glass upper lights with outlooks on to quiet St Francis Road. High cornice ceiling, plate rail, double radiator, elegant cast iron living flame coal effect gas fire above a marble hearth, original wood block flooring beneath the carpet.

## Breakfast Room

16' 6" x 11' 2" ( 5.03m x 3.40m )

Approached independently from the entrance hall leading to a very versatile third reception room, equipped with white PVC double glazed French doors that open on to the pretty shrub filled enclosed rear garden, double radiator, original full height and charming Welsh dresser.

## Kitchen

13' 4" x 6' 4" narrowing to 6' 2" ( 4.06m x 1.93m narrowing to 1.88m )

Fitted along three sides with a range of oak panel fronted floor and eye level units beneath round nosed laminate patterned worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, soap



dispenser, further recess space measuring 3' 9" width x 3' 10" depth, housing a modern matching floor unit with round nosed worktops and incorporating a four ring electric hob beneath a stainless steel Neff canopy style extractor hood. Within the kitchen there is a tall matching storage unit housing a Neff fan assisted electric oven with a separate grill, walls largely ceramic tiled, double radiator, access to a useful hidden and sizeable under stair storage cupboard. This space runs directly to the inner wall with multiple shelving and parquet block flooring.

### Utility Room

10' 8" x 6' 7" min ( 3.25m x 2.01m min )  
 Approached independently from the kitchen via an entrance recess and a double glazed internal door. This utility room forms part of a single skin constructed extension, with marble patterned laminate worktops and a range of both floor and eye level units with white door fronts and light oak handles, space for the housing of a freezer, space for the housing of a fridge, two white PVC double glazed windows each with outlooks over the enclosed rear gardens, further white PVC double glazed outer door with clear glass upper light panels opening on to the rear gardens. Internal window casement in style looking in to the garage. Internal door to garage.

### Downstairs Cloakroom



White suite comprising W.C. and wash hand basin, air ventilator.

### First Floor

#### Landing

Approached via a wide original carpeted returning staircase with half landing and PVC double glazed window to rear. Central landing with a large access to the open void roof space. Built out corner cupboard with original panel door.

#### Attic Space

33' x 23' ( 10.06m x 7.01m )  
 Approached from the landing via a large access with a drop down aluminum ladder leading to a fully boarded and over boarded attic space inset with two double glazed skylight windows, electric light, very versatile ideal as a play room, storage room, perfect for Scalectrix or model railway enthusiasts or providing much potential for conversion subject to the necessary planning applications and building regulations.

#### Bedroom One

23' 8" x 13' 8" in to bay ( 7.21m x 4.17m in to bay )



This large front bedroom runs the full width of the property, formerly two bedrooms in original design, opened with a square opening and approached from the landing via an original traditional style panel door. There is a pretty bay window with replacement PVC double glazed units with coloured glass leaded upper lights with outlooks on to St. Francis Road. A further PVC double glazed window with matching upper lights also overlooks St. Francis Road from the front. In addition there are two sizeable radiators, and an extensive range of fitted wardrobes many with panel fronts, two sets along two walls with mirrored sliding doors.

#### Bedroom Two

24' 5" x 11' 6" ( 7.44m x 3.51m )  
 Independently approached from the landing via an original traditional style panel door with an additional recess. This very large second bedroom forms part of a first floor extension extended in recent years by the owners, it's equipped with white PVC double glazed windows with coloured leaded glass upper lights and outlooks on to St. Francis Road, together with a further PVC double glazed window with a rear aspect. There are two good size radiators, and whilst this is a formal bedroom it's been used in recent years as a first floor living room and study.

#### Bedroom Three





6' 9" x 6' 3" ( 2.06m x 1.91m )

Approached independently from the landing via an original traditional style panel door, used in recent years as a sewing room with extensive floor and eye level units with panel fronts and equipped with a PVC double glazed window with a rear garden outlook, and a radiator.

### Bathroom

9' 8" x 9' 4" ( 2.95m x 2.84m )

Approached independently from the landing via an original traditional style panel door. This large family bathroom includes an Indian Ivory bathroom suite with walls chiefly ceramic tiled beneath a tongue and groove ceiling. The suite comprises of a large oversized Jacuzzi bath with chrome fittings, two oval shaped wash hand basins each with mixer taps, pop-up wastes and built out vanity units, a W.C. with a Saniflo system. Shaver point, double radiator, PVC double glazed window to rear.

### Shower Room

6' x 5' ( 1.83m x 1.52m )

Independently approached from the family bathroom, with walls largely ceramic tiled and comprising of a double size ceramic tiled shower cubicle with shower unit and clear glass shower screen and door. Tongue and groove ceiling, radiator, PVC double glazed window to side, Worcester gas central heating boiler, bathroom mirror and matching light with shaver point.

### Outside



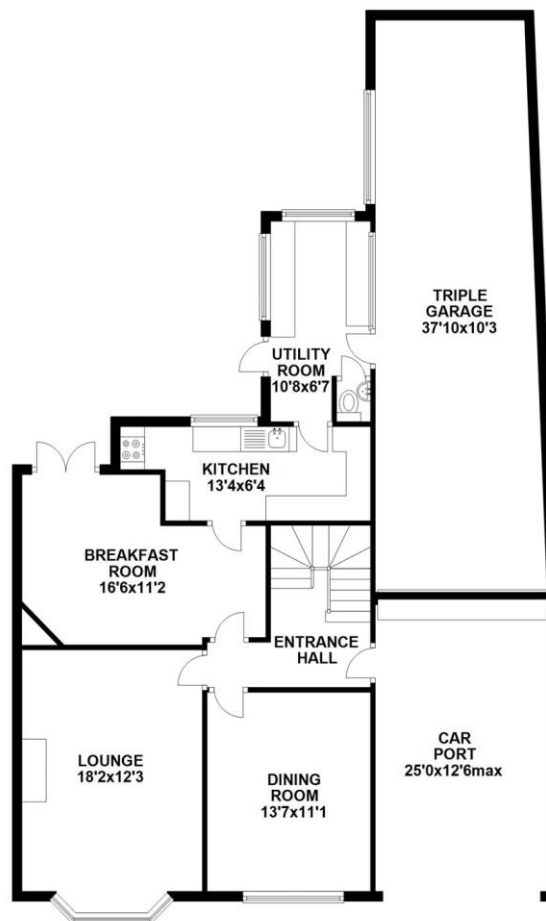
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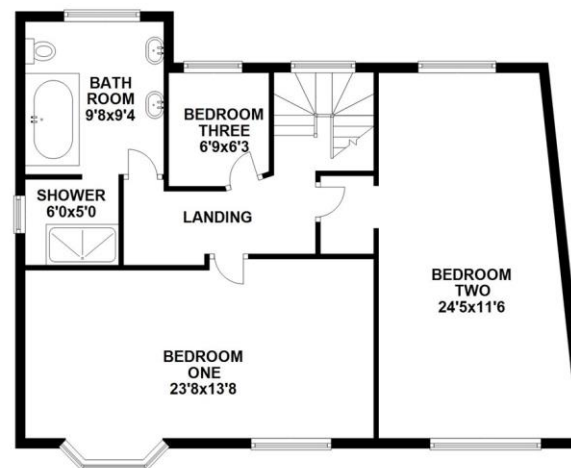
**GROUND FLOOR 1203 SQUARE FEET**

Approx. 133.0 sq. metres (1431.2 sq. feet)



**FIRST FLOOR 900 SQUARE FEET**

Approx. 83.5 sq. metres (898.9 sq. feet)



Total area: approx. 216.5 sq. metres (2330.1 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.

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