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41 Caegwyn Road, Whitchurch, Cardiff, CF14 1TB

£735,000



A capacious and unique detached double fronted four bedroom dormer bungalow, built circa 1927, constructed with white rendered cavity elevations, inset with new stylish PVC double glazed windows, all beneath a new 2017 Spanish Slate Roof which has a 25 year guarantee. This charming and versatile bungalow occupies a fine corner position with large and lovely level private sunny gardens, a double width private entrance drive, a detached double garage and a further separate second electric fob operated gated entrance drive, approached from Caegwyn Road. The surrounding gardens provide wonderful options including extensive lawns, a large secluded paved sun garden terrace together with a play area and a sizeable organic vegetable garden. There is private off road parking for numerous cars, ideal for a growing family, whilst the entire plot is fully enclosed affording high levels of privacy and security. Between 2016 and 2018 the entire property has been improved including a partial re-wire (2018 NIC/EIC inspected), a stunning new stylish and contemporary Avant Garde kitchen (2017) with AEG integrated appliances and Silestone work surfaces, a CCTV camera surveillance security (KWR Systems), new PVC windows (2017), an new sophisticated intruder alarm (2016), and three luxury new stylish bathrooms (2016). The generous living space could be adapted to suit two generation living or a large family, comprising an enclosed entrance porch, an entrance reception hall, with a walk-in cloaks hanging cupboard and charming wood block floors. There is also a spacious 19 FT lounge with an additional square bay window, wood block flooring and cosy cast iron log burning stove, a separate home office/study which overlooks the delightful gardens and a large formal dining room which leads into a separate snug room which also opens onto the private gardens

There is also a stylish new kitchen, a utility room and two double sized bedrooms with two bespoke bathrooms, one being ensuite to the master bedroom.

The first floor comprises two further double sized bedrooms together with a separate stylish new shower room. The property also includes gas heating with panel radiators, original traditional panel internal doors, high ceilings with exposed beams, plate rails and picture rails.

A very generous four bedroom family home with extensive private gardens, exceptional private parking and an impressive corner plot location. Must be seen!

Location

This unique detached home is located on Caegwyn road, positioned within walking distance to Ararat Baptist Church with its historic kissing seat, and within walking distance is the village of Whitchurch with its Comprehensive 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! Within a short driving distance is an exit onto Manor Way, Allowing fast travel to the Cardiff City Centre, the A 470 and the M4. Also close by is tree lined Whitchurch Common, local churches, and a wide range of local character pubs and restaurants, all on the door step.

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-YNant Road.





Entrance Porch 5' 10" x 5' 10" (1.78m x 1.78m)
 Approached via a part panelled PVC double glazed front entrance door inset with pretty diamond leaded bevelled glass upper light windows, PVC double glazed side screen and side aspect window, tiled threshold, high ceiling.

Entrance Reception Hall An impressive well designed and imposing hallway of character, approached via a diamond leaded panelled entrance door with side screen leading to a wide hallway with oak block flooring, coved ceiling, plate rail, radiator, and a wide carpeted open tread staircase that leads to the first floor landing. Large walk-in full height cloaks hanging cupboard complete with window and electric light.

Lounge 19' x 12' 2" (5.79m x 3.71m) plus a 6' 8" wide x 4' 10" deep square bay window. A charming room with original wall panelling, exposed beamed ceiling and plate rail, cast iron log burning stove with slate hearth (fireplace surround not included in the sale), original oak wood block flooring throughout, high ceiling, two radiators, PVC double glazed diamond leaded window with outlooks across a large side sandstone paved sun terrace, further matching windows with outlooks across the large front gardens, double doors opening in to the dining room, original traditional panel door with Regency handle to entrance hall.



Study / Home Office 9' 9" x 9' (2.97m x 2.74m)
 Independently approached from the lounge, forming an ideal study/home office, fitted with extensive book shelves, work station and cabinets, double glazed PVC diamond leaded window with outlooks across the large and lovely private front gardens.

Formal Dining Room 13' 3" x 12' 5" (4.04m x 3.78m)
 Independently approached from the entrance hall via a traditional original panel door leading to a sizeable formal dining room with original wood block flooring, double oak doors leading in to the lounge, high ceiling with picture rail, large radiator, square opening to.....

Snug / Family Room 9' 9" x 10' 2" (2.97m x 3.10m)
 Equipped with white PVC double glazed French doors with side screen windows opening on to the large and lovely level private gardens, a very versatile room, forming part of the living space and equipped with a good size radiator and carpeted flooring.



Kitchen 12' 9" x 11' 3" (3.89m x 3.43m) Stunning high quality bespoke fully fitted kitchen with Silestone worktops incorporating a stainless steel Caple sink unit with power jet mixer taps, integrated five ring Neff Schott Ceran induction hob beneath a stylish stainless steel canopy style extractor hood with glass surround, two integrated fan assisted Competence AEG ovens - one of which is steam. Extensive deep pan drawers, soft closing doors and drawers throughout, custom made cutlery compartments, integrated Bosch dishwasher, chrome stylish power points and light switches, high Silestone splashbacks, TV aerial point, full size AEG larder fridge and full size AEG larder freezer, further unit neatly concealing a wall mounted Worcester gas central heating boiler. Double radiator, stylish flooring, PVC window with outlooks across the side gardens which comprise largely of a large sandstone sun terrace, further PVC double glazed leaded window to rear aspect. High ceiling with spotlights. Door to utility room.

Utility Room Matching fitted stylish units and worktops with space with plumbing for an automatic washing machine, space for the housing of a tumble dryer, continuous flooring, PVC double glazed window to side, double glazed PVC outer door opening on to the side gardens, high ceiling.



Master Bedroom One 17' 3" into a bay narrowing to 14' 10" x 12' 4" (5.26m into a bay narrowing to 4.52m x 3.76m) Independently approached from the entrance hall via an original traditional style panel door leading to a sizeable master bedroom with high coved ceiling and picture rail, wide splayed bay with PVC double glazed windows with diamond leaded lights and outlooks across the gardens and across the gated entrance drive, extensive range of bespoke stylish full height wardrobes with slim line handles, original wood block flooring, shaped bay radiator, further single radiator, double doors leading to.....

Ensuite Shower Room Stylish and luxurious modern ensuite shower room, with both porcelain tiled walls and retro tiled shower cubicle corner shaped - sizeable and equipped with a chrome waterfall shower fitment and separate hand fitment and clear glass sliding doors and screen, slim line W.C., shaped twin wash hand basins, wall mounted with chrome mixer taps, pop-up waste and stylish high gloss vanity units, contemporary vertical radiator, PVC double glazed diamond leaded obscure glass window to side, air ventilator, access to roof space, twin glass fronted bathroom cabinets each with de-misters.

Bedroom Two 11' 3" x 11' 4" (3.43m x 3.45m) Independently approached from the entrance hall via an original traditional style panel door with Regency handle. Original oak wood block flooring, high ceiling with picture rail, radiator, PVC double glazed diamond leaded window with outlooks across the private gated block paved entrance drive and gardens.



Family Bathroom 9' 4" x 7' 4" (2.84m x 2.24m) Luxurious white suite with walls part ceramic tiled, comprising large freestanding egg bath with chrome mixer taps and chrome mixer shower fitment, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and tiled splashback, high ceiling with spotlights, air ventilator, two PVC double glazed obscure glass windows to rear, contemporary radiator/chrome towel rail. Approached from the entrance hall via an original traditional style panel door.

First Floor Landing Approached via a carpeted open tread returning staircase with balustrade leading to a centre landing inset with a velux double glazed window.

Bedroom Three 14' x 10' 5" (4.27m x 3.17m) plus a wide entrance recess measuring 5' wide x 2' 10" depth. Approached via a white traditional style panel door. A double size bedroom inset with a PVC diamond leaded window with outlooks across the large and lovely gardens, double radiator, stylish fitted corner wardrobes providing 3 ft additional storage depth with hanging space and shelving enclosed by white high gloss doors with slim line chrome handles. Further enclosed wardrobe with multiple shelving with additional 3 ft storage depth.





Bedroom Four

14' x 13' 6" maximum (4.27m x 4.11m maximum) A further double size bedroom approached via a white traditional style panel door. White PVC diamond leaded window with outlooks across the large and lovely private gardens, access to additional eaves roof space storage areas, double radiator.

Shower Room

7' 9" x 7' (2.36m x 2.13m) Stylish luxurious white suite with fully tiled walls comprising double size contemporary shower with split faced stone tiles, chrome waterfall fitment with chrome taps and mixer shower fitment and separate hand fitment, clear glass sliding doors and screen, slim line W.C., wall mounted contemporary shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, stylish chrome vertical towel rail/radiator, PVC double glazed diamond leaded obscure glass window, ceiling with spotlights.

Outside Private Entrance Drive

Approached from Caegwyn Road is a large block paved private entrance drive, enclosed via automatic electric fob operated double gates with arched railings and wood panels with additional entrance security access gate. The driveway provides ample parking for multiple vehicles including turning space, and affords privacy and security by high brick built boundary walls.

Gardens

To the front of the bungalow are extensive gardens chiefly lawned inset with shaped borders of flowering shrubs and plants enclosed by high hedgerow and timber fencing to afford natural screens of privacy and security.

Side Garden

Concealed to the side of the property is a large sandstone sun terrace ideal for barbecues and patio tables, with a lawn beyond all enclosed by further fencing and leading to two additional sections - one finished in stone with raised flower borders and the second forming a large vegetable patch

Double Garage

Approached from Manor Way is a detached double garage with double width entrance drive and up and over doors.



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