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113 Merthyr Road, Whitchurch, Cardiff, CF14 1DE

£550,000

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02920 612328
whitchurch@peteralan.co.uk



A truly charming bay fronted stone built five-bedroom semi-detached house of character, occupying a delightful position fronting Merthyr Road, just a few minute's walk to Whitchurch Village Centre and Whitchurch tree lined Common.

This substantial traditional house was built in 1908 and has the special benefits of a large 100 FT lounge rear garden, a detached former coach house with a lane access, and an attached single garage (22'5 x 8'1), approached by a single car private front entrance drive.

The property benefits gas heating with panel radiators, and a new boiler Worcester Combi installed in 2024, white PVC double glazed replacement windows, a new 2024 electric consumer unit, and many re-plastered walls and ceilings within the living space.

The property is Edwardian in style, a hall to hall in design providing maximum sound insulation, the front inset with a two-storey splayed bay, all beneath a re-newed slate roof added circa 1996.

The accommodation comprises an entrance hall, three separate living rooms, one of which is a breakfast room which is inset with an open fireplace and an original dresser, a kitchen, a ground floor conservatory, a downstairs cloak room, whilst the first floor comprises five bedrooms and a family bathroom.

A very charming and spacious home in a very convenient location. Must be seen!

Ground Floor

Entrance Porch

Approached via a white PVC double glazed part panelled front entrance door inset with coloured leaded glass windows with a diamond leaded upper light window leading to a main porch with original tiled walls and a cornice ceiling.

Entrance Hall

Approached via a pine panel entrance door opening into a charming hallway of character with a wide carpeted original balustrade staircase with useful under stair cloaks hanging cupboard and boot storage area, high coved ceiling, two radiators.

Lounge

13' 6" x 13' (4.11m x 3.96m)

A beautifully decorated and charming reception room, inset with a wide splayed bay window, equipped with white PVC double glazed replacement windows with tilt and turn and diamond leaded upper lights with outlooks across the private frontage gardens. High coved ceiling with ceiling panels and ceiling rose, extensive range of fitted bookshelves, shaped radiator, white traditional style panel door with brass handles and finger plates leading into the entrance hall.

Sitting Room

12' 4" x 11' 8" (3.76m x 3.56m)

Approached independently from the entrance hall via a traditional style panel door leading to a versatile sitting room with a floor to ceiling PVC double glazed picture window with a pleasing rear garden view, radiator, high coved ceiling, two alcoves - one inset with an original alcove dresser.





Breakfast Room

10' 5" x 11' 8" (3.17m x 3.56m) Approached independently from the entrance hall via a white traditional style panel door, a charming room inset with an open fireplace with solid pine fire surround with mantel and slate hearth, charming wood panels, exposed brick fire breast, period Welsh dresser with cabinet doors, further alcove bookshelves, white PVC double glazed window with a side garden aspect.

Kitchen

12' x 10' 6" (3.66m x 3.20m) Fitted along three sides with a range of base units and eye level storage cupboards, laminate worktops, double bowl stainless steel sink with vegetable cleaner and mixer taps, integrated Creda four ring electric hob, tiled splashback, integrated Bosch fan assisted electric oven with separate grill, space with plumbing for a dishwasher, space for the housing of an upright fridge freezer, walk-in pantry with multiple shelves and window with ventilator. White PVC double glazed window with a side garden aspect, tongue and groove walls, sliding double glazed patio doors opening in to....

Conservatory

11' 5" x 9' 3" (3.48m x 2.82m) Inset with white PVC double glazed patio doors that open on to the large and impressive rear gardens, further white PVC double glazed window with a side garden aspect, sloping polycarbonate roof, space with plumbing for a washing machine, space for the housing of a tumble dryer, radiator, carpet tiled floor.



Downstairs W.C.

Approached independently from the conservatory equipped with a W.C., a polycarbonate roof and a sealed double-glazed window.

First Floor

Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a half landing and main landing, ceiling with spotlights, coving and ceiling rose.

Bedroom One

13' 7" x 12' 1" (4.14m x 3.68m) Inset with a wide splayed bay with replacement PVC double glazed windows with elevated outlooks across Merthyr Road, shaped radiator, coved ceiling with ceiling rose. Approached independently from the landing via a white traditional style panel door.

Bedroom Two

12' 4" x 12' 1" (3.76m x 3.68m) Independently approached from the landing via a white traditional style panel door leading to a double size bedroom with two alcoves, high coved ceiling with ceiling rose, statement wall, white PVC double glazed tilt and turn window with a pleasing rear garden outlook.



Bedroom Three

12' 7" x 10' 5" (3.84m x 3.17m) Approached independently from the landing via a traditional style panel door, built out cupboard housing a wall mounted Worcester gas central heating boiler recently installed, two exposed brick walls painted in white, high ceiling, radiator, PVC double glazed tilt and turn window with a rear garden outlook. Access to roof space.

Bedroom Four

8' 10" x 7' 6" (2.69m x 2.29m) Approached independently from the landing via a traditional style panel door, radiator, built out wardrobe, white PVC double glazed window with a pleasing side garden aspect.

Bedroom Five

7' 7" x 5' 1" (2.31m x 1.55m) Approached independently from the landing via a traditional style panel door leading to a versatile fifth bedroom, currently used as a dressing room, equipped with a radiator, high coved ceiling and a PVC double glazed tilt and turn window with elevated outlooks across Merthyr Road and on to a meandering brook.

Family Bathroom

White suite with walls part ceramic tiled and remaining finished in tongue and groove to match the ceiling, panel bath with shower and rail and curtain over, W.C., shaped pedestal wash hand basin, radiator, patterned glass PVC double glazed window to side, access to roof space.



Outside

Front Garden

Neatly laid lawn inset with a paved entrance path and enclosed by retaining low brick boundary walls screened to the front with mature hedgerow to afford privacy.

Entrance Drive

Private off street vehicular entrance drive approached via a dropped kerb providing parking for one car enclosed to the side by a stone boundary wall with an original front brick pillar.

Garage

22' 5" x 8' 1" (6.83m x 2.46m)

Approached via an up and over door, pitched roof, electric power and light, window and courtesy door opening into the rear gardens.



Rear Garden

The property benefits from a particularly large rear garden with a matching side garden that is 14' 7" wide providing ample space for the breakfast room to be extended to the side which many of the neighbouring properties have. The main rear garden is approximately 80 ft long mainly laid to lawn inset with footpaths and edged with borders of flowering shrubs and plants and enclosed along both sides by stone-built boundary walls. Within the garden there is a greenhouse and a garden shed, and the garden provides impressive potential with many areas of space that could be utilised in the form of pergolas, flower borders, vegetable patch etc.

Garage

22' 5" x 8' 1" (6.83m x 2.46m)

At the bottom of the garden is a brick built double garage with a pitched slate roof, two windows and a courtesy door and a rear lane access.







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