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9 Manor Rise, Whitchurch, Cardiff, CF14 1QH

£585,000

 black

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A large detached double fronted four-bedroom dormer bungalow, built circa 1930, and extended greatly in 2017, extensively improved, and occupying a delightful position fronting and quiet and private tree lined Manor Rise, well away from busy passing traffic, yet only a short walk from Whitchurch Village. This substantial bungalow is constructed with cavity elevations re-rendered in white smooth render, inset with white PVC double glazed replacement windows, all beneath a NEW deep hipped slate roof.

The property has been totally modernised including modern wiring 2017, a stylish modern kitchen and breakfast room (14'2 x 11'4) in 2017, a new utility room 2017, three new bathrooms, (2017), two being ensuite, modern white panel contemporary internal doors, gas heating with a new Baxi boiler (2021), and re-plastered walls and ceilings throughout.

The well-designed and versatile living space also includes a open plan through lounge and dining room (21'8 x 13'7), inset with a bay window, a spacious entrance hall, three ground floor bedrooms, two double in size, the third currently converted into a dressing room with stylish fitted wardrobes, whilst the 2017 attic conversion provides a second double sized master bedroom with its own ensuite shower room, and a dressing area.

Both the extension and the loft conversion have been completed with both planning and building regulation approval. The surrounding gardens and private drive, include numerous patio areas to both the side and rear. A most impressive, detached bungalow, beautifully presented with many quality improvements, and located within a highly popular location. Must be seen!

### Ground Floor Entrance Porch

Open fronted, tiled threshold, ornamental surround.

### Entrance Hall

13' 7" x 7' (4.14m x 2.13m) Approached via a white PVC part panelled double glazed front entrance door inset with pretty leaded upper lights with matching patterned glass PVC side screen window and upper light window, opening in to a central hallway with a bespoke chrome spindle balustrade staircase carpeted with wide under stair recess leading to the first floor landing, double radiator, wood flooring, ceiling with spotlights.

### Lounge And Dining Room

21' 8" x 13' 7" ( 6.60m x 4.14m ) A through room independently approached from the entrance hall via a white contemporary panel door with chrome door handle leading to an open plan lounge and dining room, inset with a semi-circular bay with white PVC double glazed replacement windows with a side garden aspect, two further PVC double glazed windows with a front garden and drive aspect with outlooks on to the quiet frontage road, ample space for a sofa suite, ample space for a dining table and chairs, wood laminate flooring throughout, PVC double glazed French doors open on to a side paved sun terrace. Two double radiators.

### Kitchen And Breakfast Room

14' 2" x 11' 4" (4.32m x 3.45m) Well fitted along three sides with a modern range of panel fronted floor and eye level units with stylish chrome handles and round nosed laminate patterned worktops, incorporating a stainless-steel sink with chrome mixer taps and drainer, walls largely ceramic tiled, integrated stainless steel five ring gas hob including wok burner beneath a canopy style extractor hood with glass surround. Matching tall storage unit housing a fan assisted electric oven together with a Hotpoint microwave oven and grill. Integrated Hotpoint dishwasher, integrated fridge freezer,





drawers with soft closing fittings and custom-made cutlery compartments, deep pan drawers, ceramic tiled flooring throughout, white PVC double glazed window with fly shelf with spotlights with a side garden aspect, further white PVC double glazed window with a rear garden aspect. Approached from the dining room via a white contemporary style panel door, double radiator.

### Utility Room

12' 9" x 4' 10" (3.89m x 1.47m)

Well fitted with a matching range of panel fronted floor and eye level units with stylish handles and square nosed marble laminate patterned worktops incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for a washing machine, space for the housing of a tumble dryer, wall mounted Baxi gas fired central heating boiler, walls part ceramic tiled, continuous ceramic tiled floor, radiator, ceiling with spotlights, air ventilator, PVC double glazed outer door opening on to the rear gardens, approached from the kitchen via a contemporary panel door with chrome handle.

### Bedroom One

13' 4" x 12' (4.06m x 3.66m)

Independently approached from the utility room via a white contemporary panel door with chrome handle leading to a double size bedroom, inset with a white PVC double glazed window with a rear garden outlook, double radiator.



### Ensuite Shower Room

Stylish modern white suite with walls part tiled with retro ceramics, comprising shaped corner shower cubicle with ceramic tiled walls, Redring shower unit, chrome fittings, clear glass sliding doors and screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, ceramic tiled floor, chrome vertical towel rail/radiator, patterned glass PVC double glazed window to side, air ventilator, ceiling with spotlights.

### Bedroom Two

13' 7" x 10' (4.14m x 3.05m) Approached independently from the entrance hall via a white contemporary panel door with chrome handle leading to a double size bedroom, a versatile room could easily be used as a further reception room if required, inset with a semi-circular shaped bay with white PVC double glazed windows with outlooks across the private frontage drive and on to quiet and tree lined Manor Rise. Double radiator.

### Bedroom Three

9' 10" x 9' 3" (3.00m x 2.82m) Independently approached from the entrance hall via a contemporary white panel door with chrome handle leading to a bedroom/dressing room, in recent years this room has been converted into a dressing room and equipped with stylish panel fronted floor to ceiling height wardrobes along two sides incorporating custom made hanging space, and upper shelving space. Radiator, PVC clear glass double glazed window to side.



### Family Bathroom

8' 4" x 6' (2.54m x 1.83m)

Independently approached from the entrance hall via a contemporary white panel door with chrome handles leading to a stylish and contemporary modern white bathroom suite with ceramic tiled walls and ceramic tiled floor, comprising shaped shower bath with chrome mixer taps, pop-up waste, and a chrome shower unit with a clear glass shaped shower screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, chrome vertical towel rail/radiator, ceiling with spotlights, air ventilator.

### First Floor Landing

Approached via a custom made and bespoke chrome spindle balustrade single flight carpeted staircase leading to....

### Bedroom Four

13' 3" x 10' 9" (4.04m x 3.28m) Independently approached from the landing via a white contemporary panel door with stylish chrome handles leading to a professionally installed roof space conversion providing a substantial double bedroom inset with a white PVC double glazed window with outlooks across the rear extension and over the surrounding area, ceiling with spotlights, radiator, access to.....



### Dressing Area

10' 4" x 4' 8" (3.15m x 1.42m) This useful dressing area is ensuite to the bedroom open and finished with continuous carpeted flooring and a vaulted ceiling with spotlights, together with a radiator and access to a very useful and substantial eaves roof space storage area which is fully floored.

### Ensuite Shower Room

Modern white suite with retro ceramic tiled walls comprising ceramic tiled shower cubicle with Redring shower unit with chrome fittings and a clear glass shower screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, air ventilator, spotlights, chrome vertical towel rail/radiator.

### Outside

#### Entrance Drive

Two car block paved private off street vehicular entrance drive approached via a wide entrance and enclosed by a combination of brick-built boundary walls inset with a garden gate surmounted on two brick pillars. Useful right hand side garden is continued as a driveway in block paving enclosed to the right by high brick boundary walls to afford privacy and security, inset with a garden gate with rear garden access.



### Front Garden

Landscaped with a circular shaped paved patio area edged with stone borders together with mature shrubs and plants and enclosed to the front by a boundary wall.

### Side Garden

The property benefits from a landscaped side garden wide and deep designed as a private sunny sandstone paved sun terrace enclosed by decorative fencing and afforded privacy.

### Rear Garden

Fully paved and fully enclosed by timber panel fencing to afford privacy and security, edged with borders of shrubs and plants, and inset to the corner of the rear garden with a raised decked spindle balustrade sun terrace afforded maximum privacy and security by high fencing. Outside security lights, white rendered rear extension, outside water tap.

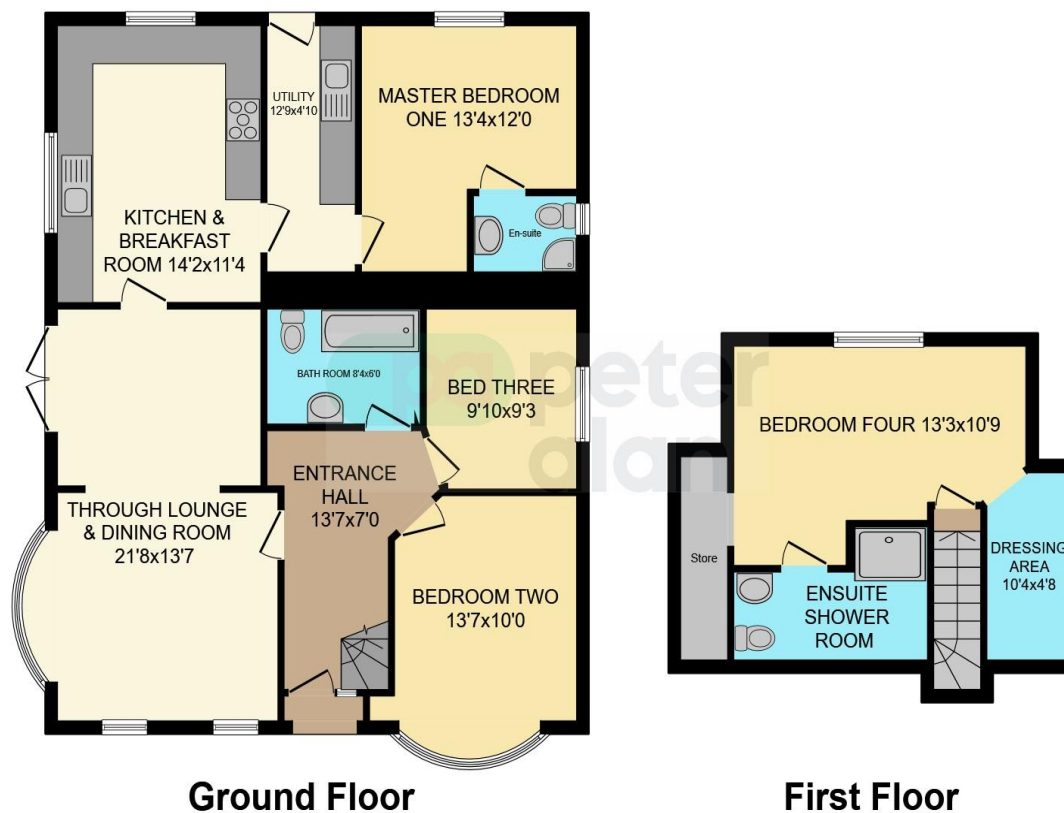






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