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4 Brocastle Road, Whitchurch, Cardiff, CF14 1BB.

£519,000



A large three bedroom semi-detached family home, extended in recent years, and occupying a delightful position, convenient for access to both Whitchurch Village and Manor Way, and benefiting the special features of a large sunny level landscaped rear garden, a spacious double garage (19'0 x 19'4), perfect for conversion into a business unit, and a further separate attached Gym with a mezzanine floor and independent outer door and French doors which open onto and overlook the superb gardens.

This substantial traditional property was built circa 1940, the front inset with a two-storey wide splayed bay, all beneath a pitched slate roof covering. With extensive improvements, this deceptively spacious house provides versatile living space approximately 1500 square feet, fronting a select and small private residential road, away from immediate busy passing traffic.

Improvements include a PVC double glazed replacement windows, a full re-wire completed in 1995, a modern sun room conservatory added in 2005 with a clear glass roof and French doors, a modern fully fitted open plan kitchen and breakfast room (18'8 x 14'1) installed in 2015 with Silestone work surfaces and Neff integrated appliances a modern first floor family bathroom re-modelled in 2010, and an upgraded front porch with pretty Georgian style windows completed circa 2000.

The property has been extended in both 1997 (kitchen and breakfast room), the dining room-snug in 2001, whilst the double garage (19'4 x 19'0) was completed in 1994, and the Gym/studio in circa 2010.

The property also benefits gas heating with panel radiators (modern boiler installed circa 2015), and the ground floor benefits charming wood block floors.

The versatile and bright living space comprises an entrance porch, an entrance hall, a dining room-snug (14'4 x 7'1), a kitchen & breakfast room, a downstairs cloak room, a open plan lounge and dining room with a charming character fire place, a sun room-conservatory, three first floor bedrooms, and a family bathroom.

### 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

Approached via a PVC double glazed Georgian style front entrance door with matching side screen windows leading to a tiled porchway.

### Entrance Hall

Approached via an original part panelled front entrance door leading to a main hallway with a wide carpeted spindle balustrade staircase with wide under stair recess, dado rail, radiator.

### Front Lounge

14' x 11' 1" (4.27m x 3.38m) A charming room inset with a wide splayed bay with replacement Georgian style PVC double glazed windows with outlooks on to the quiet frontage road, reproduction character fireplace inset with a cast iron log burner with a wide slate hearth, original wood block flooring in herringbone style, high ceiling with picture rail, dado rail, double radiator, square opening to....

### Sitting Room

12' 8" x 10' 8" (3.86m x 3.25m) Approached from the entrance hall via a solid part panelled entrance door, continuous herringbone style wood block flooring, high ceiling with picture rail, dado rail, double radiator, two alcoves, French doors with side screen windows opening into a conservatory.



### Conservatory

10' 6" x 9' 2" (3.20m x 2.79m) A delightful sunroom constructed with white PVC double glazed French doors with side screen windows that open on to and overlook the charming rear gardens, clear glass double glazed roof, tiled floor. Electric power and light, French doors to sitting room, square opening leading to....

### Kitchen And Breakfast Room

18' 8" x 14' 1" ( 5.69m x 4.29m ) Well fitted along four sides with a range of bespoke high gloss walnut finished floor and eye level units with slim line handles and matching worktops incorporating a stainless steel sink with chrome mixer taps and drainer, electric and gas range cooker with full width canopy style extractor hood, integrated Siemens coffee maker, integrated Neff microwave oven, full height pantry cupboards with retractable chrome shelving, all soft closing doors and drawers, low level units with retractable drawers, tall storage unit with retractable drawers, ironing board unit, matching large central breakfast table with space for 6 - 8 chairs, stylish eye level units with upper opening doors and multi shelving, wall mounted Baxi central heating boiler, chrome power points, space for the housing of a fridge freezer, integrated wine rack, deep pan drawers with cutlery compartments, PVC double glazed clear glass window with a rear garden outlook, double radiator, tiled flooring throughout. Double glazed PVC part panelled outer door opening on to the rear gardens.



### Downstairs Cloakroom

Approached from the kitchen and breakfast room and comprising modern white suite with walls part ceramic tiled, continuous tiled flooring, slim line W.C., shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, PVC double glazed patterned glass window to side, approached from the kitchen via a traditional style white panel door.

### Dining Room / Snug

14' 4" x 7' 1" (4.37m x 2.16m) Forming part of an extension, independently approached from the entrance hall via a solid panel door leading to a very versatile fourth reception room equipped with wood flooring, double radiator and a Georgian style PVC double glazed window with an outlook on to the frontage road.

### First Floor Landing

Approached via a carpeted spindle balustrade staircase leading to a half landing and main landing, dado rail, clear glass PVC double glazed window to side.

### Master Bedroom One

14' x 10' 8" (4.27m x 3.25m) Approached from the landing via an original traditional panel door leading to a double size bedroom with exposed pine floors, wide splayed bay with replacement PVC double glazed Georgian style windows with outlooks on to the quiet frontage road, full size access to roof space, double radiator, range of floor to ceiling fitted wardrobes with Japanese style sliding doors.



### Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m) Approached independently from the landing via an original traditional style panel door with Regency handle leading to a further double size bedroom, inset with a clear glass PVC double glazed window with a rear garden outlook, radiator, full height pine panel fronted wardrobes along one wall approached from the kitchen via a traditional style white panel door.

### Bedroom Three

8' x 5' 9" (2.44m x 1.75m) Independently approached from the landing via an original traditional style panel door with Regency handle leading to a good size third bedroom inset with a Georgian style replacement double glazed window with outlooks on to the quiet frontage road, high ceiling with picture rail, radiator.

### Family Bathroom

7' 8" x 6' 3" (2.34m x 1.91m) Walls ceramic tiled, white suite comprising shaped corner bath with chrome mixer taps and chrome mixer shower fitment, slim line W.C., pedestal wash hand basin with chrome mixer taps and pop-up waste, corner shaped ceramic tiled shower cubicle with sliding doors and screen inset with a Mira shower unit. PVC double glazed tilt and turn patterned glass window to rear, chrome vertical radiator, approached from the landing via an original traditional panel door with Regency handle.



### Outside Front Entrance Drive

Block paved off street vehicular entrance drive leading into the front garden providing extra parking space approached via a wide entrance with brick pillars and dwarf boundary walls.

### Rear Garden

Level sunny and chiefly laid to lawn, edged with borders of shrubs and plants and enclosed on both sides by brick-built boundary walls to afford privacy and security. Outside lights, outside water tap.

### Double Garage

19' x 19' 4" (5.79m x 5.89m) Approached via two roller doors leading to a substantial block-built garage with an open roof space perfect for storage, full power and light, two windows and a courtesy door approached from the rear garden.

### Studio / Gym

23' 7" x 7' 1" (7.19m x 2.16m) Independently approached from the rear garden via a PVC double glazed clear glass outer door and equipped with PVC double glazed French doors that open on to the rear gardens, wood flooring, constructed in block work and fully self-contained equipped with a mezzanine first floor space approached via an open tread pine staircase with spindle balustrade, velux double glazed window with blackout blind, electric power and light.

**Side Garden** There is a block paved pedestrian side garden with a garden gate and a brick retaining wall providing access from the front drive to the rear garden.







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Total floor area 175.0 m<sup>2</sup> (1,884 sq.ft.) approx

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