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28 Caegwyn Road, Whitchurch, Cardiff, CF14 1QN.

Offers in excess of £450,000

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A deceptively spacious detached double fronted three-four-bedroom bungalow, built circa 1930, and occupying a delightful position fronting highly sought after Caegwyn Road, a private residential road located within walking distance to Whitchurch Village.

This unique home is set back behind a private screen of mature hedgerow, affording privacy and security, with the benefits of a private entrance drive leading to double gates which access a detached garage.

The bungalow has many recent improvements including PVC double glazed replacement windows, modern gas heating (new Boiler 2021) a new fitted kitchen (2024), a re-modelled family bathroom (2024), stylish new contemporary internal doors, and a new slate roof (replaced in 2020).

This versatile bungalow also benefits private enclosed level rear gardens which extend the width of the property and include patios and lawns.

The living space comprises an entrance porch, an entrance hall, a lounge (14'10 x 10'8) plus an individual large shaped pretty bay window which extends into the attic space providing a charming turret style roof, a large formal dining room (11'3 x 10'9), a spacious kitchen which overlooks the rear gardens, three double sized bedrooms, a fourth single/study, and two bathrooms, one being a bathroom the second being a shower room.

This substantial bungalow would prove ideal for a retirement couple requiring space for grandchildren, or a sizeable family home, perfect for a growing family with room to extend of required, subject to the necessary planning applications and building regulations. The property lies within the highly favoured school catchment of Whitchurch High School. No chain, must be seen!

Amenities

This unique detached home is located at the far end of 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 doorstep.

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-YNant 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 opened its doors in September 2012 following the closure of Eglwys Newydd Primary School and Eglwys Wen Primary School. 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.

Land Registry

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Ground Floor Entrance Porch

Approached via a PVC double glazed front entrance door inset with pretty diamond leaded lights opening in to a front porch with contemporary tiled threshold.



Entrance Hall

Approached via an aluminum double glazed patterned glass entrance door leading to a central hallway with a double and a single radiator and contemporary modern tiled flooring throughout, access to roof space, picture rail, coved ceiling.

Lounge And Dining Room

26' 1" x 10' 8" (7.95m x 3.25m) A through lounge and dining room with pretty hexagon shaped bay window with replacement PVC double glazed units with outlooks on to the private front gardens, wood window sills, contemporary fireplace with marble hearth and surround inset with a living flame coal effect gas fire, double and single radiators, coved ceiling, PVC double glazed sliding patio doors open on to an enclosed and level private rear garden. This room is approached from both the entrance hall via a contemporary new panel door, and is equipped with a further new contemporary panel door which leads directly into the kitchen.



Kitchen

14' 9" maximum x 9' 2" (4.50m maximum x 2.79m) Well fitted recently with an extensive range of modern floor and eye level units with high gloss doors and round nosed laminate worktops incorporating a Candy four ring electric hob beneath a stainless steel canopy style extractor hood with glass surround, integrated stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, retro tiled walls, fully tiled flooring, integrated fan assisted electric oven with matching Neff electric grill, soft closing doors and drawers throughout, double radiator, coved ceiling with spotlights, two PVC replacement double glazed windows each with a rear garden outlook, further PVC double glazed outer door opening on to the rear gardens, chrome finished light switches and power points.

Utility Space

Approached independently from the kitchen with plumbing for a washing machine and continuous tiled flooring leading to....



Shower Room

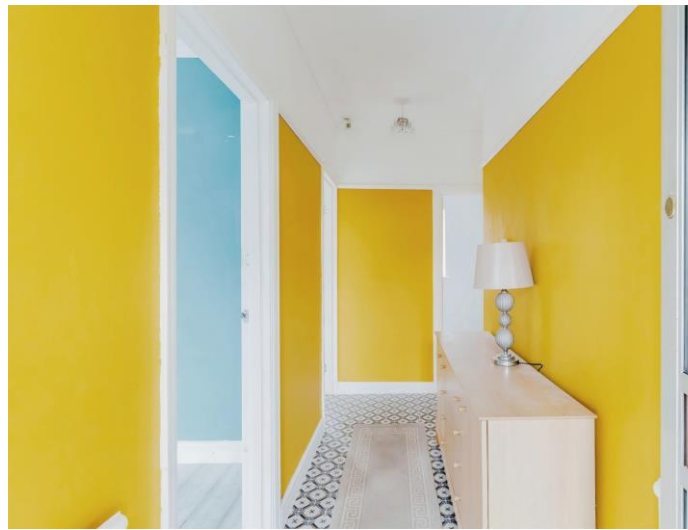
Remodelled white shower room suite with contemporary tiled walls and continuous tiled flooring, comprising fully tiled shower cubicle with Mira shower unit and clear glass shower door and screen, slim line W.C., mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with high gloss doors, radiator, obscure glass PVC double glazed window to front, air ventilator.

Study

7' 5" x 6' 11" (2.26m x 2.11m) Independently approached from the entrance hall via a contemporary modern panel door. This was a box bedroom now used and ideal as a study/home office with modern flooring and a PVC clear glass double glazed window with a pleasing rear garden outlook. Radiator.

Master Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m) Approached independently from the entrance hall via a new contemporary white panel door leading to a double size bedroom with modern flooring and replacement PVC double glazed window with a private front garden outlook, large radiator, high coved ceiling, built-in storage wardrobe with several shelves.



Bedroom Two

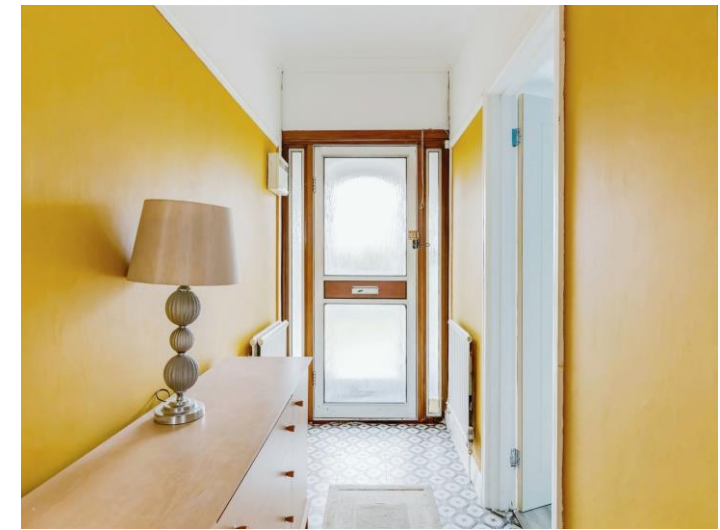
12' 8" x 10' 1" (3.86m x 3.07m) Approached independently from the entrance hall via a modern new contemporary white panel door leading to a further double size bedroom equipped with a radiator, coving, and a clear glass PVC double glazed replacement window with a pleasing rear garden outlook. Further built-in storage cupboard with shelving.

Bedroom Three

11' 7" x 9' (3.53m x 2.74m) Approached independently from the entrance hall via a new white contemporary panel door leading to a good size third bedroom with white PVC double glazed window with an outlook on to the private front gardens, radiator, high coved ceiling, two alcove storage cupboards - one housing a GlowWorm Compact combi gas central heating boiler.

Family Bathroom

Remodelled white bathroom suite with ceramic tiled walls comprising newly installed panel bath with chrome mixer taps and chrome Mira shower unit with rail and curtain over, shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with high gloss doors, slimline W.C., ceramic tiled floor, patterned glass PVC double glazed window to rear, stylish chrome vertical towel rail/radiator, high coved ceiling. Independently approached from the entrance hall via a white contemporary panel door.



Outside Front Garden

Level and chiefly laid to lawn screened by mature hedgerow.

Entrance Drive

Private off street vehicular entrance drive leading to....

Garage

Brick built single garage with entrance door and security additional driveway door approached via a block paved drive. Rear courtesy door, side window.

Rear Garden

Very private totally level and enclosed comprising of a centre lawn and two paved sun terraces all enclosed by a combination of block-built boundary walls and timber fencing with concrete posts to afford privacy and security.



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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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