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11 Velindre Place, Whitchurch, Cardiff, CF14 2AN.

Offers in the region of £550,000.

 **peter
alan**

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A truly magnificent beautifully improved gable fronted two storey hall to hall style 1900 end terrace four bedroomed house, providing 1303 square feet, renovated and modernised to a very high specification throughout in 2024, and occupying a delightful position within level walking distance to both Whitchurch High School and Whitchurch village.

This truly stunning home is inset to the front with a two-storey splayed bay, externally re-rendered, inset with new composite white and grey PVC double glazed replacement windows (2024), all beneath a modern renewed pitched slate roof covering.

Velindre Place is a quiet private residential road, located well away from busy passing traffic, accessible from both Kelston Road and Velindre Road, and perfectly placed within level walking distance to a local railway station in Llandaff North, together with an exit at the top of Coryton on to both the A470 and the M4.

Improved by the current owners to a very high standard, this spacious four bedroomed property features many exceptional features including a stunning open plan fully fitted 2024 kitchen, dining room and family room (25' 7" x 15' 8"), equipped with integrated appliances and double glazed bi-folding doors that overlook and open on to a fully landscaped and very private enclosed rear garden, with access to one's own private car parking hardstanding driveway.

Internal features include stylish wood effect vinyl floors, contemporary oak panel doors with black door furniture, brass effect light switches and power points, and smooth replastered walls and ceilings throughout the accommodation.

The property benefits a FULL RE-WIRE, new gas heating with a Baxi combi boiler and NEW radiators, two stunning new bathrooms, newly laid floors and carpets throughout the living space, and new PVC soffits, fascias, down pipes and rain water goods.

The generous well designed versatile floor area includes a stylish contemporary entrance hall with a composite front door, a spindle balustrade staircase with oak balustrade and grey spindles. Further improvements include a stylish new downstairs cloakroom approached from the hall, a lounge with an open contemporary fireplace, and a separate utility room with ample space for additional fridge freezers, washing machine and tumble dryer.

There are four good bedrooms, the master bedroom forming part of a professional loft space conversion (17' 5" x 10' 6") with its own new stylish luxury full size ensuite bathroom. At first floor there is a new luxury shower room and three bedrooms.

Outside a fore court front garden has been recently landscaped with new drains and a slate paved front with stone edging and modern brick boundary walls with garden gate. The rear garden provides zero maintenance, newly landscaped with a recently, whilst the rear garden is approached both by a side garden gate and rear lane access.

This truly unique and exceptionally well improved four bedroomed house is available with immediate possession and viewing is strongly recommended.

Entrance Hall

Approached via a composite part panelled front entrance door, double glazed and leading to a stylish hallway with a newly carpeted single flight spindle balustrade staircase with grey spindles and oak balustrade, radiator, high ceiling, stylish light switches and power points, modern hive system.





Downstairs Cloakroom

New contemporary white suite comprising W.C. with concealed cistern, corner mounted wash hand basin with brass mixer taps and matching pop-up waste and a tiled splashback, wood vinyl flooring, automatic air ventilator and ceiling light.

Front Lounge

14' x 11' (4.27m x 3.35m) Approached via a contemporary oak panel door leading to a spacious front lounge inset with a wide splayed bay with replacement double glazed windows with tilt and turn centre window and with outlooks on to the quiet frontage road, contemporary open fireplace with slate hearth, newly carpeted flooring, new radiator, brass effect finished light switches and power points throughout.

Kitchen, Dining/Family Room

25' 7" x 15' 8" (7.80m x 4.78m) This magnificent open plan social space is approached independently from the hallway via a contemporary oak panel door and leads to the perfect footprint for a family or a modern couple with a newly installed 2024 fully fitted kitchen with stylish worktops, grey finished panel fronted doors with brass handles and a full range of integrated appliances including an induction four ring hob with a dark black glass splashback beneath an Elica full size vented extractor hood, an integrated Zanussi combi microwave oven, an integrated Zanussi fan assisted electric oven, an integrated Harvest Fresh fridge freezer, and an integrated Beko dishwasher. A modern dark black sink with vegetable cleaner and brass mixer taps compliments the kitchen and a central full size island unit with full length breakfast bar is perfect for entertaining.

The flooring throughout is wood effect vinyl and there is ample space for a dining table and six chairs together with further space for a sofa suite. The high atrium style ceiling includes two double glazed windows together with multi-functional spotlights, and there is a further recess space that would be perfect for the housing of an additional fridge freezer if required. Composite grey double-glazed window and composite grey double glazed bi-folding doors open on to and overlook the private landscaped rear garden.

Utility Room

6' 1" x 5' (1.85m x 1.52m) Independently approached from the family area via a contemporary oak panel door leading to a great functional space with a matching worktop and splashback with plumbing for a washing machine and housing space for a tumble dryer together with ample space for an additional fridge freezer if required. Wood vinyl flooring, ceiling light, power points.

First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase that leads to both the half landing and a spindle balustrade main landing with access to all principal first floor rooms.

Bedroom One

14' x 11' (4.27m x 3.35m) A good size double bedroom inset with a wide splayed bay with new white PVC replacement double glazed windows with centre tilt and turn facility and outlooks on to the quiet frontage road, this double size room is approached from the landing via a contemporary oak panel door with black door furniture, there are two alcoves and both a radiator and ample power points. Dimmer switch.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m) A further double size bedroom with new carpeted flooring is approached independently from the landing via a new oak contemporary panel door with dark black door furniture. There is a tilt and turn newly installed PVC double glazed clear glass window with a rear garden outlook, together with two alcoves and a radiator plus a dimmer switch.

Bedroom Three

9' 6" x 7' 10" (2.90m x 2.39m) Also approached from the landing via an oak contemporary panel door with dark black door furniture leading to a further double size bedroom with new carpeted flooring, new white PVC double glazed tilt and turn window with clear glass and outlooks on to the rear gardens, radiator, power points and a dimmer switch.

Shower Room

Independently approached from the landing via a contemporary oak panel door with dark black door furniture. Stunning luxury white suite newly installed in 2024 with a ceramic tiled corner shaped shower cubicle with brass fittings including waterfall fitment and separate hand fitment, clear glass sliding doors and screen, wall mounted shaped wash hand basin with brass mixer taps and pop-up waste and a built-out vanity unit with double drawers, slimline W.C., wood vinyl flooring, replacement PVC obscure glass double glazed window to front, air ventilator, spotlights, contemporary vertical radiator.



Second Floor Landing

Approached via a newly carpeted spindle balustrade custom made staircase leading to a second-floor landing with moulded skirting boards all completed with Building Regulation approval.

Master Bedroom Four

17' 5" x 10' 6" (5.31m x 3.20m) A large double size master bedroom approached via a contemporary oak panel door with dark black furniture leading to a very well-designed loft space conversion with extensive storage including access to a large eaves fully floored and fully insulated storage area together with a further double size wardrobe with an oak contemporary panel folding door with dark black door furniture. This bedroom also includes newly carpeted flooring, a ceiling with multi-functional spotlights, a radiator, ample 13-amp power points strategically placed throughout, and a clear glass PVC double glazed new window with a pleasing rear garden outlook.

Ensuite Bathroom

6' 4" x 5' 7" (1.93m x 1.70m) Luxury white suite with part ceramic tiled walls comprising panel bath with brass shower fittings including waterfall fitment, separate hand fitment and brass mixer taps with pop-up waste, wall mounted shaped wash hand basin with brass mixer taps and pop-up waste and a built out vanity unit with two drawers all in dark wood, W.C, with concealed cistern, stylish contemporary vertical radiator, stylish wood vinyl flooring, approached from the master bedroom via a contemporary oak panel door with dark black door handles, and equipped with an obscure glass new PVC double glazed window with a rearward aspect.



Outside Front Garden

Landscaped and comprising of a new paved front section with stone edging and modern brick-built boundary walls inset with a garden gate surmounted on two brick pillars, new drains incorporated recently as an extra bonus.

Side Garden

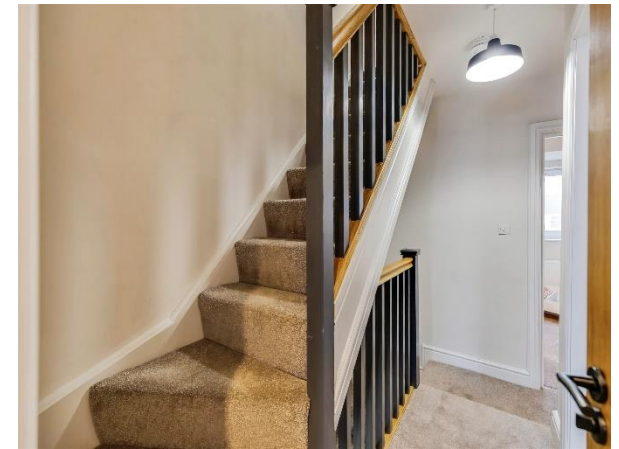
The property benefits from a further garden gate allowing side access from front to rear.

Rear Garden

Fully landscaped, low maintenance with newly turfed lawn beyond a stylish contemporary full width paved sun terrace with side entrance path and stone borders, all enclosed by high close timber boarded panel fencing to afford maximum privacy and security.

Parking Drive

Approached from the rear garden via a garden gate is an off-road parking entrance hardstanding with lane access.

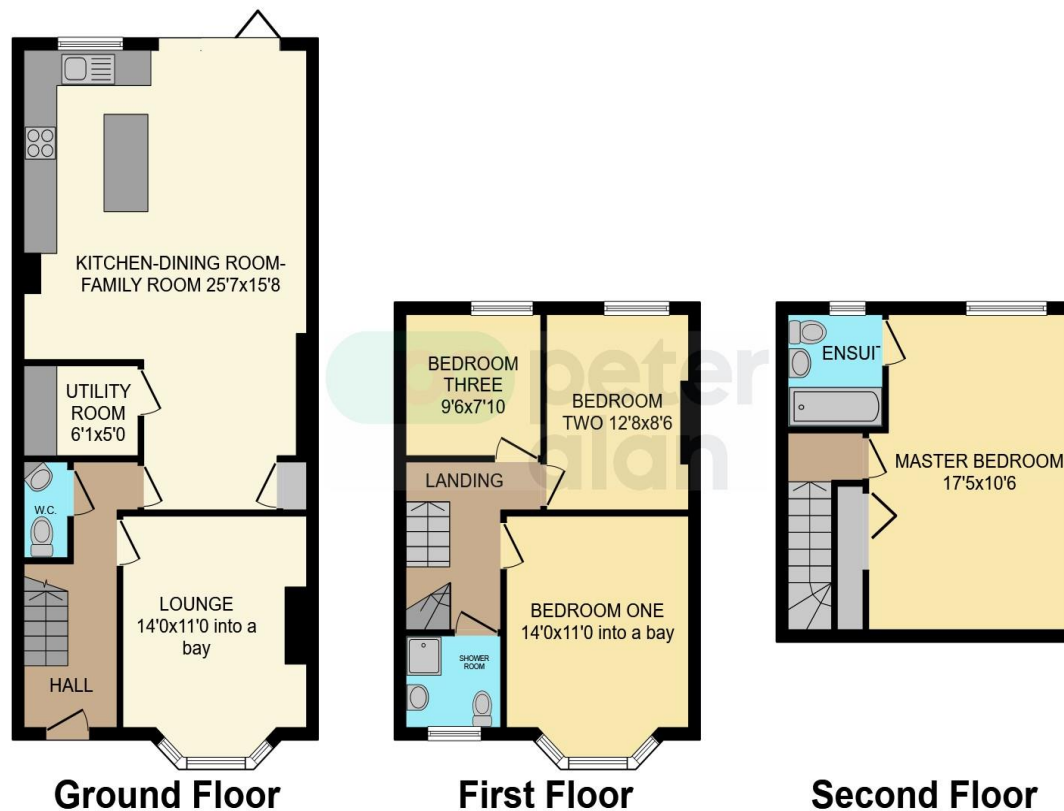






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