

 4  2  3

Pendwyallt Road, Whitchurch Cardiff

offers over £500,000

 peter
alan

02920 612328
whitchurch@peteralan.co.uk



About the property

A large detached four bedroom double fronted modern house, built circa 1985, and occupying a fine position fronting Pendwyallt Road, with the benefits of a private front entrance drive, a private side entrance drive, a large, detached garage and a very private level enclosed rear garden. This most impressive well designed family home, benefits gas heating and double glazed windows, and includes well-proportioned versatile living space, ideal for a growing family growing with an excellent school catchment including Whitchurch High School. The spacious living space provides 1900 square feet including a generous entrance reception hall, approached by a wide open fronted porch, a downstairs cloak room, a lounge (21'10" x 11'10"), a formal dining room, a super sized open plan kitchen and breakfast room (25'9" x 9'10"), a separate utility room and a very versatile sitting room/playroom (17'10" x 9'4"). The first floor comprises four bedrooms and two bathrooms, and the property is being sold with no chain.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

Accommodation

Ground Floor

Entrance Porch

Large open fronted post pillared full width porchway with block paved threshold.

Entrance Reception Hall

11' 6" x 9' 7" (3.51m x 2.92m)

A large entrance reception hall approached via a part panelled part double glazed front entrance door inset with diamond leaded lights with matching side screen window leading in to a central hall with an impressive wide carpeted returning spindle balustrade staircase with half landing and main landing, leading to a gallery landing overlook. Double radiator, high atrium style ceiling, diamond leaded double glazed window to front.

Downstairs Cloakroom

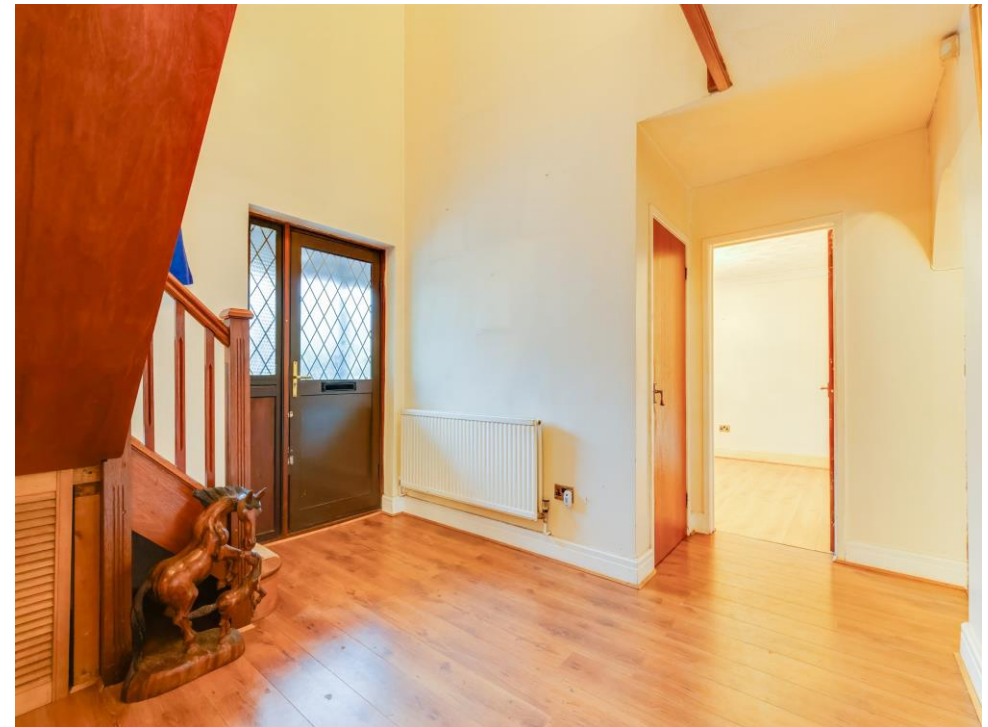
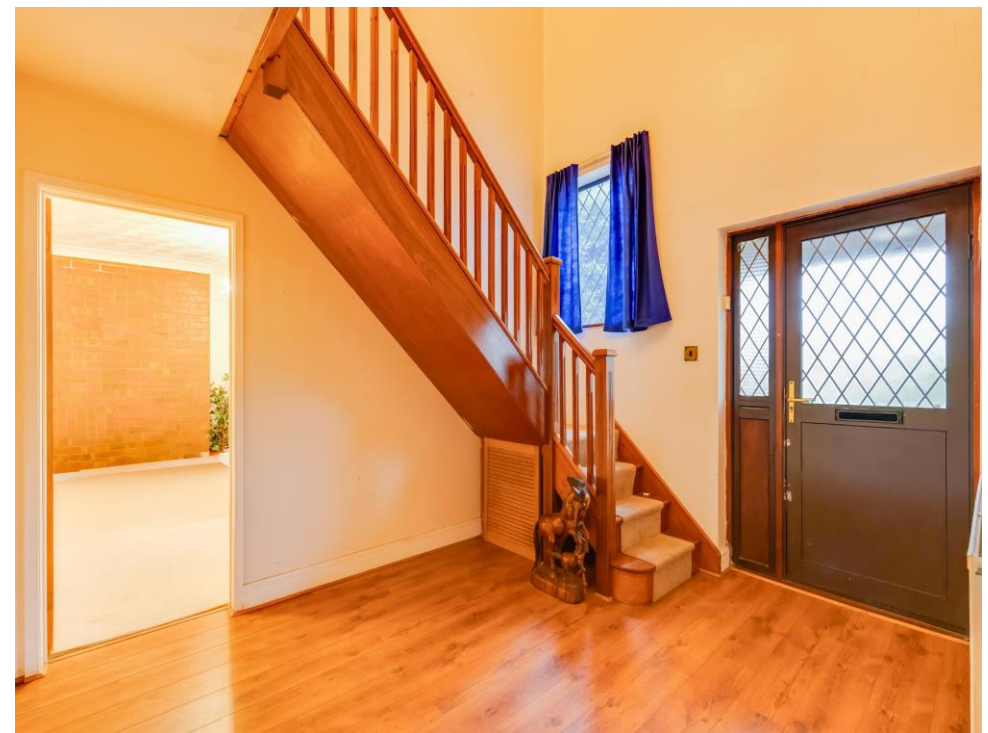
Suite comprising W.C. and wall mounted wash hand basin with mixer taps, ceramic tiled walls, radiator, double glazed obscure glass window to front.

Lounge

21' 10" x 11' 10" (6.65m x 3.61m)

Independently approached from the entrance reception hall, inset with a facing brick fire breast with living flame log effect gas fire and brick hearth, coved ceiling, large radiator, double glazed sliding patio doors that open on to an enclosed and level private rear garden. Additional front window radiator, sealed double glazed window to front.

Formal Dining Room





12' x 10' 5" (3.66m x 3.17m)

Independently approached from the entrance reception hall, coved ceiling, double radiator, double glazed window to front.

Kitchen And Breakfast Room

25' 9" x 9' 10" (7.85m x 3.00m)

Fitted along two sides with a range of panel fronted floor and eye level units with round nosed laminate patterned worktops, incorporating a double bowl stainless steel sink with mixer taps and drainer, space with plumbing for a dishwasher, integrated four ring gas hob, integrated Delonghi double oven, space for the housing of a low level fridge, ceramic tiled flooring, peninsula breakfast bar, space for a breakfast table and chairs, radiator, double glazed sliding patio doors open on to a level enclosed private rear garden.

Utility Room

9' 4" x 7' (2.84m x 2.13m)

Approached independently from the kitchen and housing a base unit with a stainless steel sink with plumbing space for a washing machine, double glazed outer door and window opening on to the rear gardens, double radiator, alcove space housing a Stelrad S Ideal Mexico boiler.

Sitting Room



17' 10" x 9' 4" (5.44m x 2.84m)

Double glazed window to front, two double radiators, coved ceiling, double glazed window to side drive.

First Floor

Landing

Approached via a wide carpeted spindle balustrade main staircase with half landing and gallery landing. Built-in large full size airing cupboard measuring 4' 9" x 4" and housing a factory insulated copper hot water cylinder with electric immersion heater.

Master Bedroom One

15' 10" x 12' (4.83m x 3.66m)

Fitted with an extensive range of Christies panel fronted wardrobes along two sides, large radiator, double glazed window to front.

Ensuite Shower Room

9' 6" x 5' 2" (2.90m x 1.57m)

Walls largely ceramic tiled suite comprising shaped pedestal wash hand basin with mixer taps and pop-up plug, bidet with pop-up plug and mixer taps, W.C., separate open shower cubicle providing additional



space within the shower room measuring 3 ft x 2' 5". Radiator, double glazed obscure glass window to rear.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Double glazed window to front, radiator.

Bedroom Three

11' 11" x 11' 3" (3.63m x 3.43m)

Double glazed window with a rear garden outlook, radiator.

Bedroom Four

9' 5" x 6' 10" (2.87m x 2.08m)

Approached independently from the landing, additional alcove wardrobe space measures 4' 5" width x 2' 7" depth, radiator, double glazed window with a rear garden outlook.

Family Bathroom

10' 5" x 9' 5" maximum (3.17m x 2.87m maximum)

Walls fully ceramic tiled, two tone panel bath with chrome grips and mixer taps, W.C. in white, two tone pedestal wash hand basin, separate open ceramic tiled shower with shower unit and rail and curtain over.



Radiator, ceramic tiled floor, double glazed window with obscure glass to rear.

Outside

Front Drive

Running the width of the property is a block paved double length private off street vehicular drive providing parking for two cars to the front.

Side Drive

To the side of the property is an additional driveway providing extra off road vehicular parking and leading to a substantial garage.

Rear Garden

Chiefly laid to lawn beyond a paved full width patio area enclosed for privacy and security by means of high growing conifer trees.

Garage

21' 7" x 15' (6.58m x 4.57m)

Block built garage with fob operated electric double up and over door, PVC double glazed window and courtesy door to gardens, pitched corrugated roof, electric power and light.



02920 612328

whitchurch@peteralan.co.uk



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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

