



£1,250,000 Freehold

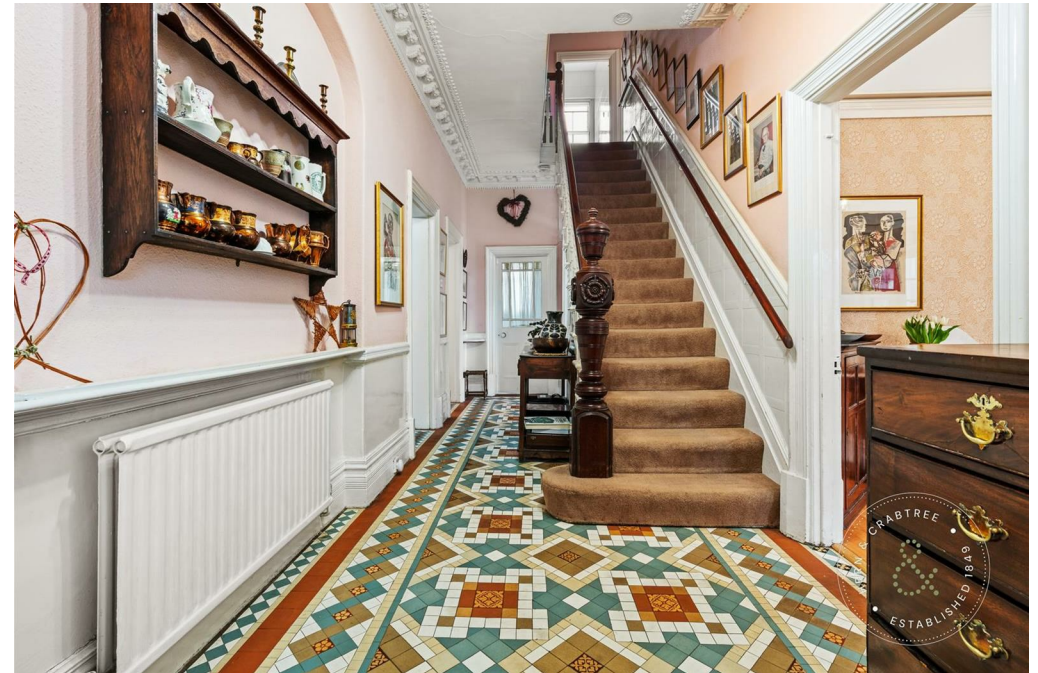
Heol Don | Cardiff | CF14 2AU

Hern & Crabtree

Rarely available! A superb opportunity to purchase a magnificent, Edwardian six bedroom detached family home placed on one of the most sought after roads in Whitchurch. Perfectly positioned on this generous corner plot on Heol Don, this substantial home would be perfect home for a growing family.

Boasting plenty of charm and character throughout but with huge potential for the next occupier to put their own stamp on, the accommodation briefly comprises storm porch, striking entrance hallway, cloakroom, living room, dining room, sitting room leading into a garden room, breakfast room leading to kitchen, utility room and shower room to the ground floor. To the first floor is a large landing, six good size bedrooms, a family bathroom with a separate W.C. Furthermore, there is off road parking for multiple cars and a single garage, the front and rear gardens are attractively bordered by mature flower beds and trees.

Heol Don is perfectly situated within walking distance of Whitchurch Village, Llandaff North train station and the highly regarded primary and secondary schools. The property must be viewed to be appreciated.



### Entrance

Entered into a porch via glazed French doors to the side with windows on either side.

### Porch

Tiled floor. Coved ceiling. A traditional wooden stained glass door leads into the hallway with matching stained glass windows on either side.

### Entrance Hall

Stairs to the first floor. Cornicing. Tiled floor. Radiator. Understairs storage cupboard. Glazed wooden door to coat/shoe room with a glazed sash window to the side. Radiator. Built-in storage cupboard for coats. Wash hand basin. Door to the cloakroom.

### Cloakroom

W/c and obscure glazed window to the side.

### Living Room 13'10" x 21'11"

Wood-glazed sash windows to the front with secondary glazing. Coved ceiling. Gas fireplace. Radiator.

### Dining Room 16'11" max x 16' max

Wood-glazed sash windows to the front. Radiator. Fireplace surround. Coved ceiling and plate rail. Fitted bookcases.

### Sitting Room 17'11" max x 13'

Wood-glazed sash windows to the side with secondary glazing. Coved ceiling. Plate rail. French wooden doors to the garden room and additional glazed

window looking into the garden room. Wood laminate floor.

### Garden Room 15'10" x 9'9"

Double-glazed patio doors lead out to the rear garden with windows on either side. Wood laminate flooring. Power and light.

### Breakfast Room 10'11" x 13'4"

Double-glazed sliding patio door to the garden. Tiled flooring. Coved ceiling. Radiator. Fitted wooden Welsh dresser. Door to the kitchen.

### Kitchen 9'4" x 12'10"

Wood-glazed sash windows to the side with secondary glazing. Wall and base units with worktops. Four-ring gas hob, integrated double oven with upstand

splashback and cooker hood over. Stainless steel sink and drainer. Space for dishwasher and fridge freezer. Tiled floor. Doorway to a utility room.

### Utility Room 9'7" x 8'4"

Sash window to the side with secondary glazing. Door to the side garden. Vinyl floor. Radiator. Belfast sink. Space and plumbing for washing machine. Door way to a shower room.

### Shower Room

Obscure glazed window to the side. Plumbed shower. Part tiled wall.

### FIRST FLOOR

Stairs from the entrance hall with wooden handrails and spindles.



### Landing

Bannister. Coved ceiling. Linen cupboard. Radiator.

### Bedroom One 21'6" x 14'2"

Wood-glazed sash bay window to the front with secondary glazing. Radiator. Wash hand basin. Picture rail.

### Bedroom Two 13'4" x 17'4"

Wood-glazed sash windows to the front and single glazed window to the side. Fitted wardrobes and chest of drawers. Radiator. Wash hand basin.

### Bedroom Three 13'4" x 11'7"

Wood-glazed sash windows to the rear. Radiator. Fitted wardrobe and wash hand basin.

### Bedroom Four 14'6" x 8'6"

Wood-glazed sash window to the rear with secondary glazing. Feature cast iron fireplace. Fitted wardrobe. Radiator.

### Bedroom Five 11'2" x 10'9"

Wood sash window to the front and side. Coved ceiling. Radiator. Picture rail.

### Bedroom Six 9'10" x 9'7"

Wood-glazed sash window to the rear with secondary glazing. Fitted wardrobe. Fitted dressing table. Radiator.

### Bathroom 7'2" x 6'5"

Bath with shower plumbed over and wash hand basin. Part tiled walls. Radiator. Vinyl floor. Sash window to the side with secondary glazing.



### W/c

W/c. Obscure sash window to the side. Tongue and groove panelling.

### OUTSIDE

#### Front

Large paved driveway to the front with wrought iron gates. Mature trees, hedges and flower borders. The path wraps around to the side leading to the main entrance. Wrought iron gate to the rear garden. Wooden veranda porch that wraps around to the side and front.

#### Rear Garden

Enclosed rear garden with a patio and lawn with mature trees and flower borders. Two timber storage sheds. Cold water tap. Path to the side with a

gate leading out to the side path.

Additional wooden gate to the other side for access. Slim side garden which offers access to the detached garage.

### Storage Room

Former coal shed housing Baxi boiler. Accessed from the side garden.

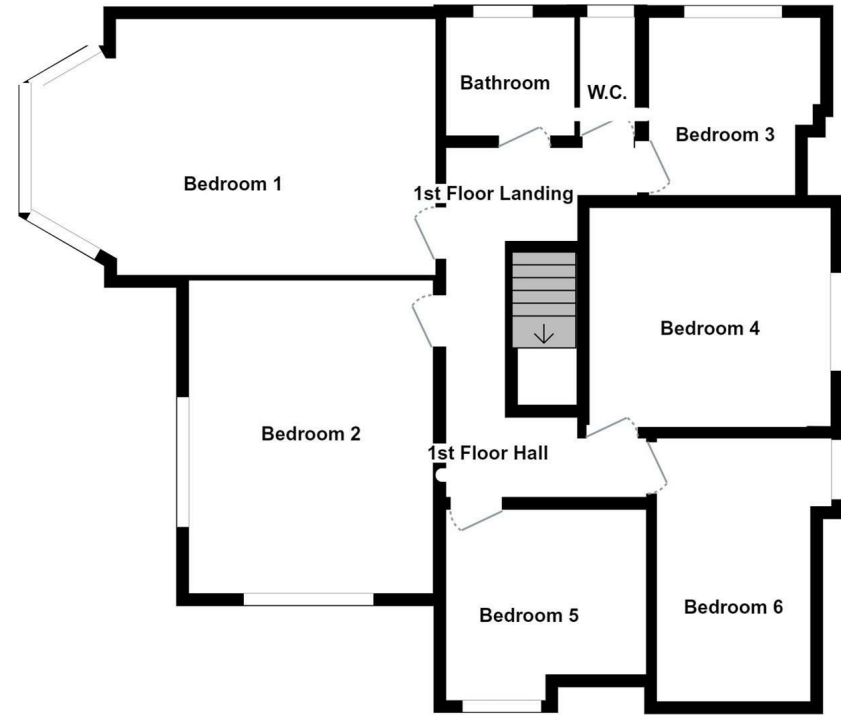
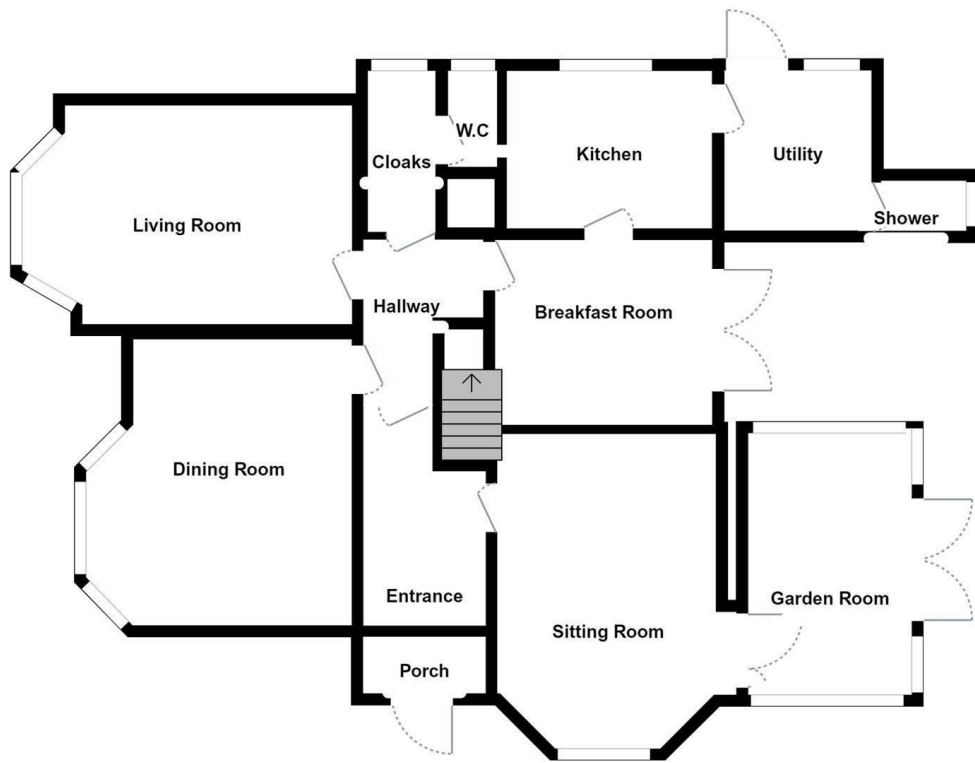
### Garage

Detached garage.

### Additional Information

We have been advised by the vendor that the property is Freehold. Epc

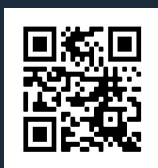
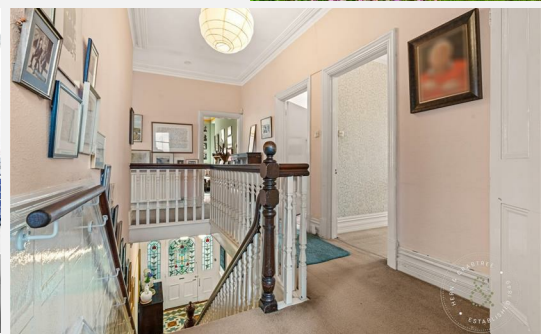
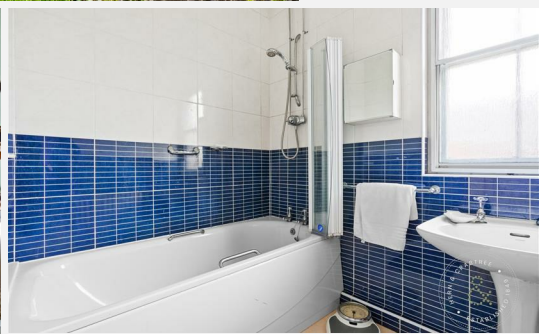
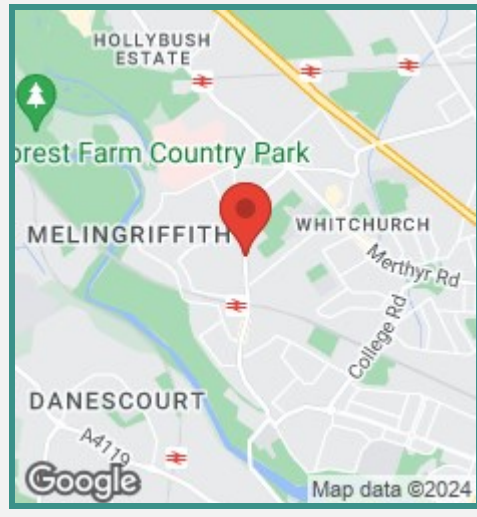
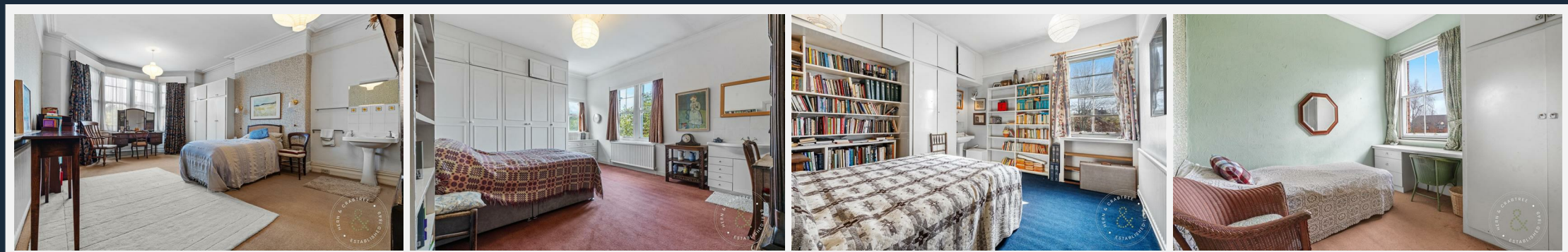




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		59	76

England & Wales EU Directive 2002/91/EC



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