



£1,500,000 Freehold

Heol Don | Cardiff | CF14 2AR

Hern & Crabtree

A handsome Edwardian detached house with a large garden located in Heol Don, Whitchurch. Ynys Y Coed is a substantial home, set over two floors, that carries a huge amount of features, charm and accommodation.

This turreted house has an attractive veranda to the front and is entered via a central front door that opens to a large central hall. The ground floor consists of a grand reception room that measures 28'3" x 19'4", that opens to the rear garden, the adjoining room is a relaxing sitting room with a turret to the corner. The kitchen sits to the other side of the house and opens to three sides: a utility room, breakfast room, and bay-fronted office/ study. A cloakroom completes the ground floor accommodation.

The first floor is accessed via a substantial quarter-turner staircase and landing that gives access to five bedrooms and the family bathroom. The master bedroom was part of a recent transformation and incorporates a large closet with dual doors, a fantastic balcony that overlooks the rear garden, and a five-piece ensuite with a walk-in shower and roll-top bath.

The house is set back from the main road via a driveway that leads to the detached double garage and parking area, served by an EV charging point.

The mature rear garden is a true delight with a very sunny aspect that produces a dappled light through mature trees at the borders. A patio at the rear of the house is served by an outdoor kitchen/ BBQ/ pizza oven.

The location is superb, with excellent road links for the M4, and regular near-by bus routes, the nearest train station is 0.2 miles away/ just a three-minute walk. The area is also served by excellent primary and secondary schools.

This already magnificent home also offers the potential to extend into the large loft-space and is an opportunity not to be missed.



Entrance

Outside is a traditional wood storm porch, then entered into hallway via traditional wood stained glass front door with matching window to the side, stairs rise up to the first floor, radiator, tiled floor, cast iron fireplace.

Cloakroom

A large room for coats and shoes, w.c and wash hand basin, half rise panelling, stained glass window.

Kitchen 24' x 11'6"

Fitted with a wooden shaker style wall and base units with granite worktop over, downlighters, one and a half bowl sink and drainer, gas fired Aga

cooker inset to chimney breast, integrated dishwasher, integrated fridge, larder cupboards, slate flooring, two steps down to the breakfast room.

Breakfast Room 12'6" x 11'

Double glazed wood windows to the front and French doors opening to the front, slate flooring, radiator.

Utility Room 11'8" x 7'4"

Double glazed wood windows to the rear and door to the rear, wall and base units, Worcester gas boiler, plumbing for a washing machine, space for condensing tumble dryer, space for additional appliance, stainless steel sink, slate flooring.

Office 12'7 x 13'8"

Single glazed wood windows to front and side, radiator, coved ceiling, picture rail.

Lounge 28'3 x 19'4"

Double glazed French doors lead out to the rear garden and feature windows to the rear and front, French doors to the sitting room, bespoke shelving and storage cupboards, cast iron fireplace and slate surround, wood flooring.

Sitting Room 26' x 14'

Glazed windows to the front and corner turret, radiator, wood flooring, bookcase, cast iron fireplace with

wooden mantle, ceiling rose, coved ceiling, picture rail, doors to lounge.

First Floor Landing

Stairs rise up from the entrance hall with a dogleg staircase, wooden handrail, access to loft space via a pull down ladder, picture rail, feature stained glass window, radiator.

Master Bedroom 18'4 x 15'5"

Double glazed wood French doors to the sitting balcony, vaulted ceiling, his and hers walk-in wardrobes with light, radiator, fitted bookshelves, door to en suite. Ceiling height is 11'11.



En Suite 7' x 12'3

Double glazed skylight windows, a free-standing claw feet bath with a central mixer tap, w.c, his and hers wash hand basins with Quartz counter top and base storage, tongue and groove panelling, heated towel rail, radiator, fitted mirror with light above, shaver point, walkway through to a wet room style shower, tiled floor.

Shower Room

Shower with plumbed shower, heated towel rail, extractor fan, Quartz tiled walls and tiled floor.

Balcony

A decked balcony overlooking the rear garden with wrought iron railing, and outside light.

Bedroom Two 17'5 x 14' max

Double glazed window to the rear and side, turret with double glazed windows, picture rail, coved ceiling, radiator, feature cast iron fireplace, fitted wardrobes and shelving, a vanity wash hand basin.

Bedroom Three 18'7 x 9'

Glazed window to the front and side, radiator, cast iron fireplace, coved ceiling, picture rail, wood flooring.

Bedroom Four 13'8 x 12'6 max

Glazed bay window to the side, radiator, picture rail, coved ceiling, wood flooring.

Bedroom Five 8'4 x 11'4

Glazed bay window to the side, coved

ceiling, picture rail, radiator, cast iron fireplace, fitted wardrobes.

Shower Room 10'7 x 6'9

Shower within recess with plumbed shower, w.c and vanity wash hand basin with Quartz top, shelving, heated towel rail, mirror and light, spotlights and extractor fan, part tiled walls, tiled flooring.

Rear Garden

Paved patio sitting area, large lawn, mature shrubs, hedges, trees and flower borders, outside lights, cold water tap, barbeque area with a barbeque rack, plumbed sink, pizza oven, power points, there is access to the utility room and gate to the front.

Garage

A detached double garage with power and light

Front

Front and side gardens, approached via double wrought iron gates, lawns to the front, tarmac driveway for several vehicles, mature hedges, electric car charging point.

Tenure and additional Information

We have been advised by the seller that the property is freehold. Council tax band is I. EPC=D





FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 204.6 m² (2,203 sq. ft.) FLOOR 2 156.4 m² (1,684 sq. ft.)
 EXCLUDED AREAS: VERANDA 7.6 m² (82 sq. ft.) GARAGE 23.8 m² (256 sq. ft.) BALCONY 7.6 m² (82 sq. ft.)
 TOTAL: 361.1 m² (3,887 sq. ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 204.6 m² (2,203 sq. ft.) FLOOR 2 156.4 m² (1,684 sq. ft.)
 EXCLUDED AREAS: VERANDA 7.6 m² (82 sq. ft.) GARAGE 23.8 m² (256 sq. ft.) BALCONY 7.6 m² (82 sq. ft.)
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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	74

England & Wales EU Directive 2002/91/EC



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