

# Kelston Place

WHITCHURCH, CARDIFF, CF14 2AP

**OFFERS IN EXCESS OF £525,000**

**Hern &  
Crabtree**



# Kelston Place

A wonderful opportunity to acquire this beautifully extended four-bedroom semi-detached house, nestled on a quiet street in the sought-after heart of Whitchurch. Thoughtfully transformed throughout, the property effortlessly blends modern elegance with traditional charm, making it the perfect family home.

Step inside and you'll find a welcoming entrance hall, a handy cloakroom, a bright and comfortable lounge, and a show-stopping open-plan kitchen, dining, and sitting area - perfect for both everyday living and entertaining.

On the first floor, you'll find three well-proportioned bedrooms and a stylish family bathroom. A further staircase leads to the impressive master bedroom, complete with an en-suite. Externally, the property boasts a generous rear garden perfect for children to play or for relaxing in the sunshine. To the front, there is a single garage and off-street parking, adding further convenience.

Kelston Place 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.



**1548.00 sq ft**

### Entrance Hall

Entered via a storm porch with tiled floor, entered via composite front door with obscure glazed panels inset and to the side, stairs to the first floor with understairs storage, radiator, parquet and tiled flooring.

### Cloakroom/Utility

Obscure glazed window to the side, w. and wash hand basin, plumbing for a dishwasher/washing machine, radiator, tiled floor.

### Living Room

12'5 x 13'8

Bay window to the front, coved ceiling, radiator, built in shelves, fireplace with wooden mantle and slate hearth and wood burner, parquet flooring.

### Sitting Room

12'3 x 11'1

Radiator, parquet flooring, cast iron fireplace with slate hearth, built in cupboards and shelves, archway to kitchen.

### Kitchen/Diner

22'10 x 14'

Double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with wood worktop, breakfast bar, Range cooker, integrated fridge, one and a half bowl sink and drainer, radiator, tiled floor.

### First Floor Landing

Stairs rise up from entrance hall, double obscure glazed window to the side.

### Bedroom One

13'10 x 11'9

Sash bay window to front, radiator, coved ceiling.

### Bedroom Two

12'3 x 12' max

Double glazed window to the rear, radiator, coved ceiling, built in cupboard.

### Bedroom Three

6'2 x 7'5

Sash window to the front, radiator.

### Bathroom

5'11 x 5'2

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### Second Floor Landing

Stairs rise up from the first floor landing, radiator, double glazed window to the side.

### Bedroom

13'7 x 18'

Double glazed window to the rear and double glazed skylight window to the front, radiator, storage cupboards along with eaves storage.

### Bathroom

5'11 x 5'6

Double obscure glazed window to the rear, a walk in corner shower, w.c and wash hand basin, radiator, tiled walls and floor.

### Rear Garden

Enclosed by timber fence, paved patio, flower borders and trees, garden shed, cold water tap, sitting area.

### Garage

With up and over door to the front, with power and light.

### Front/Parking

Low rise wall, lawn area with flower borders, gravel parking area.

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is F. The seller has advised us of the following:-Sunny rear mature garden, garage, very quiet street and no through access, loft conversion, large kitchen diner, front room and wood burner, 3 WCs, garage which offers side access, close to shops and amenities and transport, excellent local schools, off-street parking, friendly neighbours, period features, original parquet flooring

### Disclaimer

The property title and lease details (including duration and

costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



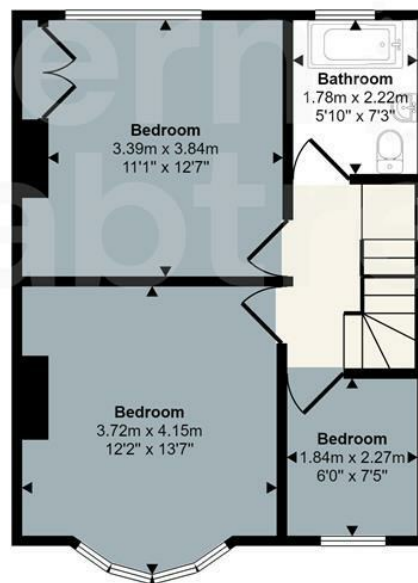




**Ground Floor**  
Approx 72 sq m / 770 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
144 sq m / 1548 sq ft



**First Floor**  
Approx 43 sq m / 466 sq ft



**Second Floor**  
Approx 29 sq m / 313 sq ft

| 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 |         |           |
| England & Wales                             |         |           |
|   | 69      | 80        |
| EU Directive 2002/91/EC                     |         |           |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



# Hern & Crabtree

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