



£975,000 Freehold

The Parade | Cardiff | CF14 2EF

Hern &  
Crabtree

An exceptional, beautifully presented and extended traditional four bedroom semi detached family home placed on one of the most sought after roads in Whitchurch. Perfectly positioned on the corner of The Parade, this substantial family home has been maintained to a very high standard by the current owners.

Boasting plenty of charm and character but with a perfect modern blend, the accommodation briefly comprises storm porch, striking entrance hallway, sitting room, dining room, L shaped open plan kitchen/diner and sitting area with bi folding doors out onto the rear garden, utility room and cloakroom to the ground floor. To the first floor is a large landing, four double bedrooms, an en-suite shower room to bedroom four and a four piece family bathroom. The front and rear gardens are attractively bordered by mature flower beds and trees and there is a single garage and parking to the rear.

The Parade 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

Storm porch to the front into the entrance hall which is entered via traditional wood stained glass French doors.

### Entrance Hall

Small turret with double glazed hardwood windows to the front with bay radiators. Wood parquet flooring. Ceiling rose and picture rail. Dog leg staircase to the first floor. Feature cast iron fireplace. Under stairs cupboard.

### Living Room 15'9" max x 14'1" max

Double glazed wood windows to the front. Two radiators. Recently installed gas fireplace with a slate hearth and

stone mantle piece. Fitted shelving into the alcoves. Coved ceiling and ceiling rose. Door to a small side porch.

### Side Porch

Double glazed wood windows to the front and side. Period tiled floor.

### Dining Room 15'1" x 12'6"

Wood glazed door leading into the kitchen/sitting room. Traditional stripped wooden flooring. Recently installed cast iron wood burning stove set within a traditional cast iron fireplace. Fitted shelving and storage cupboards. Radiator. Coved ceiling and ceiling rose.

### Kitchen/breakfast/Sitting Room. 22'9" max x 25'3" max

L shaped open plan kitchen/breakfast and sitting room. Traditional sash windows to the side and two sets of bi-fold doors that lead out to the rear garden. The kitchen is fitted with wall and base units and complimentary stone composite work top. Sink and draing groves within the counter top. Integrated full length dishwasher. Induction hob with cooker hood fitted over. Space for fridge freezer. Space for a gas range cooker and cooker hood suspended over with tiled splashbacks. Breakfast bar. Luxury vinyl floor. The sitting room has vertical radiators and skylight windows offering further light. Door to the utility.

### Utility Room 11'11" x 7'

Double glazed windows to the front. Sink and drainer. Space and plumbing for washing machine and space for double stack tumble. Further storage cupboards. Radiator. Luxury vinyl flooring. Raised door that leads out to the garden and futher door to the cloakroom.

### Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Radiator. Luxury vinly flooring.

### FIRST FLOOR



### Landing

Stairs from the entrance hall with traditional newell posts and wooden bannister. Double glazed stained glass window to the side offering natural light. Ceiling rose. Part picture rail. Large loft access hatch. Radiator.

### Bedroom One 15'11" max 11' max

Double glazed window to the front. Fitted floor to ceiling wardrobes. Radiator plus additional electric heater. Door to balcony.

### Balcony

Decked balcony with wooden bannister to the front.

### Bedroom Two 11'11" x 9'1" excluding the bay

A corner turret style with double glazed windows to the front. Two radiators. Coved ceiling. Picture rail.

### Bedroom Three 15' x 12'2"

Single glazed wood sash window to the rear. Radiator. Coved ceiling.

### Bedroom Four 9'4" x 12'3"

Single glazed wood sash window to the side. Radiator. Coved ceiling. Door to the en suite.

### En Suite 5'3" max x 9'3" max

Sash window to the rear. Double shower, wash hand basin and w/c. Shaver point. Heated towel rail. Airing cupboard.

### Bathroom 9'3" x 6'9"

Sash windows to the side and rear. Claw feet roll top bath, w/c and wash hand basin. Shaver point. Radiator and towel rail. Corner shower with rain drop shower head. Extractor fan. Spotlights. Part tiled walls.

### OUTSIDE

#### Rear Garden

Enclosed rear garden with lawn and patio area. Access to a side gate and detached garage with a driveway to the end of the garden. Pedestrian door access to the garage. The garden has mature shrubs and flower borders.

#### Garage

Detached garage with pedestrian door

to the garden and electric roll over door. Electric solar panel for lighting in garage and additional hard cabled power. Electric charging point. Driveway onto Kingsland Road.

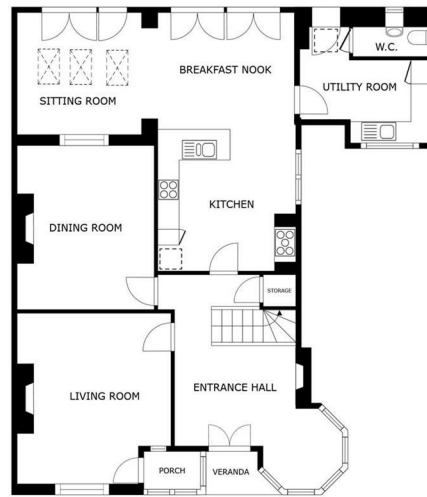
### Front

Front and side garden with traditional paved pathway. Mature shrubs, trees, flower borders and hedges. Low rise brick wall to the front with a wrought iron gate. Side garden with cold water tap and slate patio with further mature hedges.

### Tenure and Additional Information

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

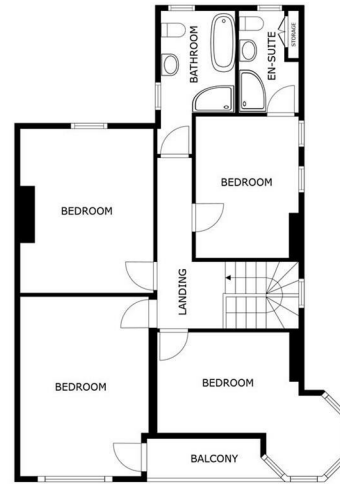




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 116.4 m<sup>2</sup> (1,253 sq.ft.) FLOOR 2 87.8 m<sup>2</sup> (945 sq.ft.)  
 EXCLUDED AREAS : VERANDA 2.0 m<sup>2</sup> (22 sq.ft.) BALCONY 3.7 m<sup>2</sup> (40 sq.ft.)  
 TOTAL : 204.2 m<sup>2</sup> (2,198 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

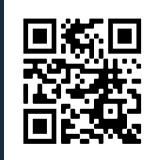
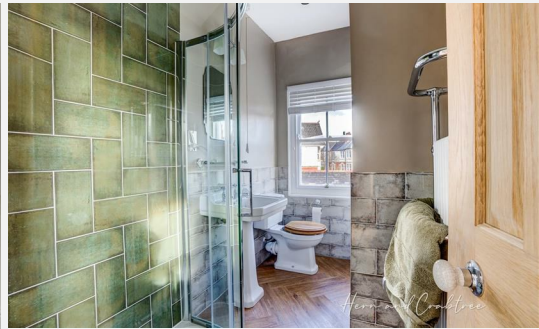


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	76
England & Wales		EU Directive 2002/91/EC	



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