Sunnybank Close

WHITCHURCH, CARDIFF, CF14 1EQ

OFFERS IN EXCESS OF £525,000

Hern & Crabtree



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A beautifully presented and stylish four-bedroom family home, occupying a desirable corner position within the quiet cul-de-sac of Sunnybank Close, one of Whitchurch's most sought-after residential locations.

Ideally situated, this exceptional property offers convenient access to Whitchurch Village, excellent motorway connections, and Cardiff City Centre. It also falls within the catchment area for highly regarded primary and secondary schools, making it an ideal choice for families.

The property is approached via a generous driveway providing ample off-road parking. Upon entering, you are welcomed by a bright and inviting entrance hall.

The spacious lounge is filled with natural light and features attractive wood flooring and a charming feature fireplace, creating a warm and comfortable living space. This flows seamlessly into the open-plan kitchen/dining area, perfect for modern family living and entertaining. Added in 2023, the impressive orangery provides an additional reception space and enjoys a delightful outlook over the rear garden, with French doors opening directly onto the garden.

A further versatile reception room, converted from the former garage, is currently utilised as an additional sitting room but offers flexibility to suit a variety of needs, such as a home office, playroom, or snug. As well as having a utility area and a handy w.c.

To the first floor are four well-proportioned bedrooms, including a stylish principal bedroom with its own contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the private rear garden has been beautifully landscaped and offers an excellent balance of lawn, seating, and entertaining areas, creating the perfect setting for both family life and outdoor gatherings.











Approx 1280.00 sq ft

Council Tax Band: F

Entrance Hall
Entered via a pvc front door, coved ceiling, stairs to the first floor, wooden flooring.

Living Room
Double glazed window to the front, radiator, coved ceiling, fireplace housing an electric fireplace, storage cupboard,

Dining Room
Large double glazed window to the front, radiator, panel wall, coved ceiling, wooden floor.

Kitchen
Double glazed window to the rear, wall and base units with worktop over, one and a half bowl sink and drainer, a five ring gas hob with oven and grill combination, integrated wine fridge, integrated dishwasher, integrated fridge and freezer, wooden floors.

Utility
Fitted with wall units with worktop over, cupboard housing the combination boiler, space and plumbing for a washing machine and tumble dryer, wooden floor.

Cloakroom
Double obscure glazed window to the rear, w.c and wash hand basin, heated towel rail, wooden floor.

Orangery
Installed by Dunraven 2023, double glazed skylight to the front and side, double glazed window to the sides, vertical radiattor,double glazed patio doors lead to the garden.

First Floor Landing
Stairs rise up from the hall, access to loft space, storage cupboard.

Bedroom One
Double glazed window to the front, fitted with mirrored wardrobes, radiator.

En Suite
Double obscure glazed window to the front, corner shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Bedroom Two
Double glazed window to the rear, fitted with mirrored wardrobes, radiator.

Bedroom Three
Double glazed window to the side and front, radiator, built in storage cupboard.

Bedroom Four
Double glazed window to the rear, fitted with mirrored wardrobes, radiator.

Bathroom
Double obscure glazed window to the rear, bath, w.c and wash hand basin, coved ceiling, heated towel rail, tiled walls and floor.

Garden
Enclosed by timber fencing, lovely garden with patio area, steps to further paved sitting area and lawn, garden shed, raised flower beds, cold water tap, wooden side gate giving access back to the front.

Front
Driveway, decking area.

Tenure & Additional Information
We have been advised by the vendor that the property is Freehold.
Epc - C
Council Tax - F

Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



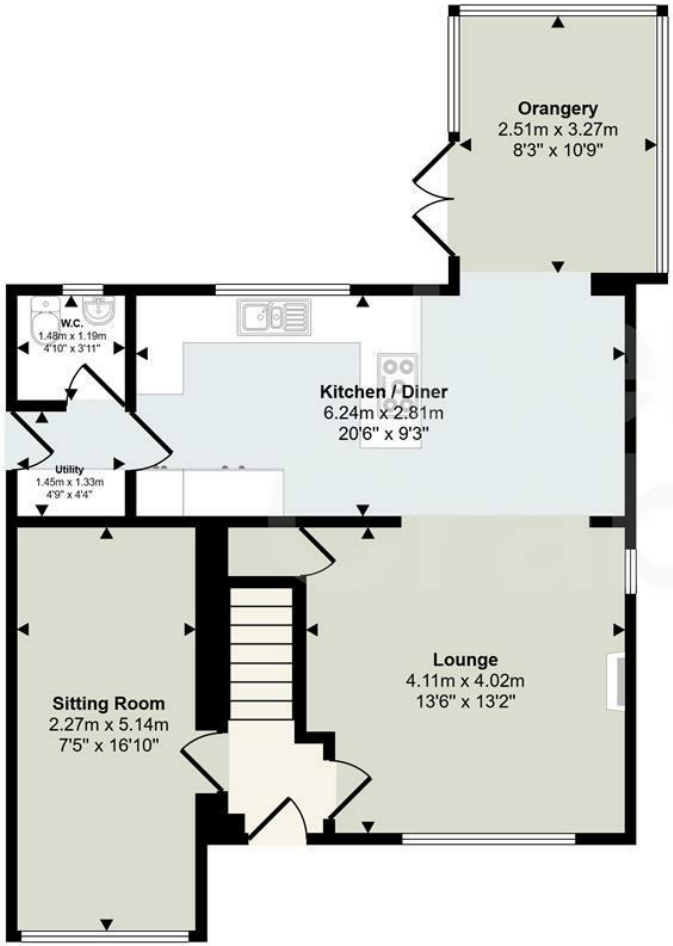




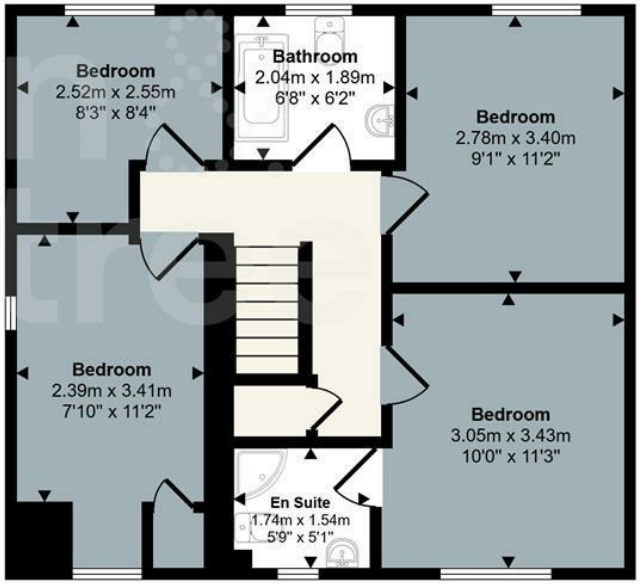




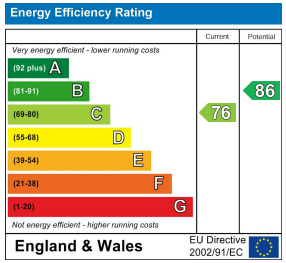
Approx Gross Internal Area
119 sq m / 1280 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft



First Floor
Approx 54 sq m / 582 sq ft



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.

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Hern & Crabtree

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