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3 Clas Odyn, Whitchurch, Cardiff, CF14 1QF.

offers in excess of £475,000

peter alan

02920 612328
llanishen@peteralan.co.uk



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A spacious detached two/three-bedroom double fronted bungalow, built circa 1930, and occupying a lovely position, set back at the head of a small select tranquil close, away from passing traffic, yet well placed within walking distance to Whitchurch Village.

This substantial bungalow benefits from original panel internal doors, high coved ceilings, picture rails, gas heating with panel radiators and a combi boiler installed circa 2021, replacement PVC double glazed windows throughout, and beneath the carpets there should be original wood block floors.

The versatile living space comprises an entrance porch, an entrance hall approached by an original traditional front entrance door inset with charming stained glass leaded upper lights, a front lounge (12'0 x 12'0) inset with a bay window, a sitting room (13'1 x 9'2) with double glazed sliding patio doors which open onto the side gardens, a kitchen and breakfast room (15'9 x 11'10) with integrated appliances, two PVC double glazed windows with garden views, a front master bedroom (12'0 x 12'0) inset with bay window, a further second bedroom with an aspect onto the rear gardens, and a ground floor shower room.

Outside there is a wide private front entrance drive leading to a detached garage (18'0 x 9'4), whilst the level rear gardens surround the bungalow.

The property is available with immediate possession.

Directions

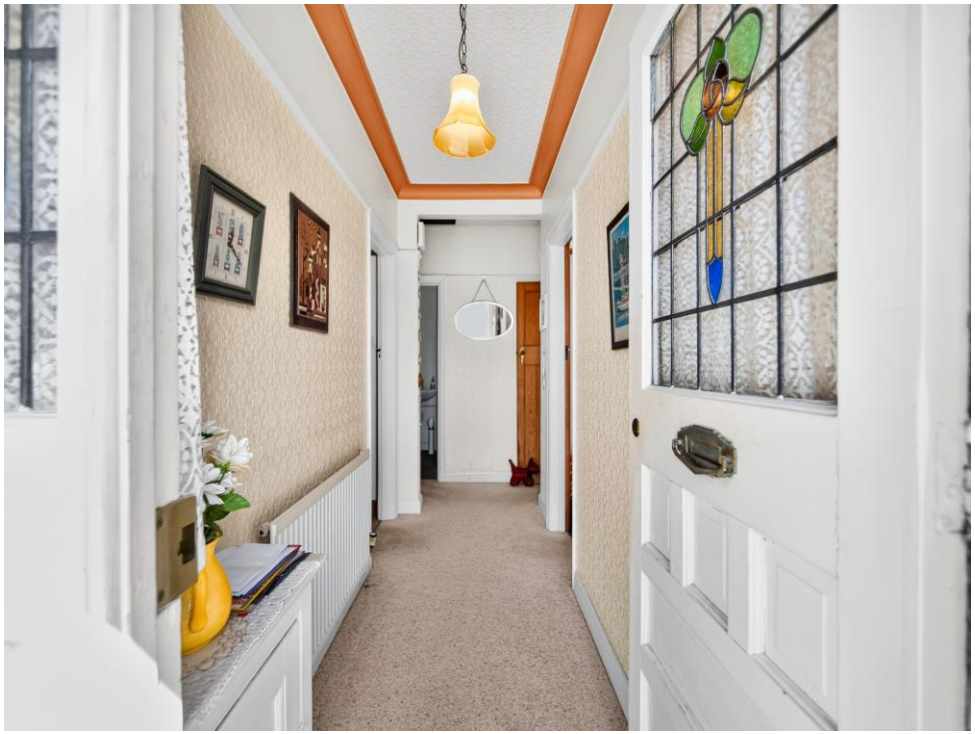
Continue through Whitchurch Village along Merthyr Road, heading towards Whitchurch Common, take the first turning on the left into Mervyn Road, then sharp right into Pas Treoda, thereon take the second turning on the left into Manor Rise, and first left into Yorath Road. Thereon take the second turning on your right-hand side into Clas Odyn, a cul de sac, and the subject property will be found at the top of the close.

Whitchurch Village

Whitchurch Village is a busy high street with excellent local shops and stores including a Post Office, a Boots Chemist, a Peacocks, a Co-Op, an Iceland, Parsons Bakery, A Greggs Bakery, a Fintans Fish and chips Bar, The New Empire a Chinese Take away, a Farmers Panty Butchers, a Coffee 1, and Principality Building Society. Further shops include Pearls Ladies Clothes and Gift Shop, Birds fruit and Vegetable Shop, Lechyd da @ CF14 heath food shop, and Roger Walters TY NI Interiors.

Dining facilities include The Plough Public House, Kegbelly dining takeaway, The Fox and Hounds, The Brook Bistro, Maltsters Arms Hotel, The Royal Oak, The Fino Lounge, The Tin Mill, The Three Elms, La cucina da MARA, Against the Grain Coffee House, to mention just a few. There is also opticians, hairdresser's ad Jewellery shops. The local High School is Whitchurch High, and local churches include St Mary's Parish Church, Whitchurch Methodist Church, St. Teilo's Church, and Ararat Baptist Church.

Also within the village is Whitchurch Common, a large area of tree lined park land. Close by there are two railway stations including Whitchurch Railway Station and Llandaff North Railway Station. Several core bus routes serve Whitchurch Village in Cardiff, primarily operated by Cardiff Bus and Stagecoach, connecting the suburb directly to the city centre and surrounding areas.











Entrance Porch
Approached via a PVC double glazed Georgian style front entrance door, tiled threshold.

Entrance Hall
Approached via an original traditional style part panelled entrance door inset with stained glass leaded upper lights with matching side screen window leading to a central hall with woodblock flooring, access to roof space via a drop down ladder, radiator, original strip pine traditional panel doors with brass door handles to each ground floor room.

Front Lounge
12' x 12' (3.66m x 3.66m)
Approached independently from the entrance hall via an original strip pine traditional panel door with brass door handle, original woodblock flooring throughout, coved ceiling, PVC double glazed pretty bay window with pine sill overlooking the frontage gardens and drive with an extended outlook down the quiet frontage close. Double radiator.

Sitting Room
13' 1" x 9' 2" (3.99m x 2.79m)
Approached independently from the entrance hall via an original traditional strip pine panel door with brass handle. Useful alcove cupboard housing a Baxi combi gas central heating boiler approx. 5 years old. High ceiling with picture rail, radiator, double glazed sliding patio doors opening onto an enclosed side garden.

Kitchen And Breakfast Room
15' 9" x 11' 10" (4.80m x 3.61m)
Fitted along three sides with a range of panel fronted floor and eye level units with laminate worktops, incorporating a double stainless steel bowl sink with mixer taps and drainer, integrated Atag electric four ring hob with concealed extractor hood, space for the housing of a washing machine, space for the housing of a tumble dryer, space for the housing of a low level fridge, space for the housing of a low level freezer, quarry tile flooring throughout, double radiator, eye level display cabinets with diamond leaded fronts, two sizeable PVC double glazed windows with outlooks across the side and rear gardens, stable door opening onto the rear garden, integrated fan assisted electric oven(Zanussi), integrated Zanussi electric grill. Coved ceiling.

Bedroom One
12' x 12' (3.66m x 3.66m)
With a replacement PVC double glazed pretty bay window with pine sill with outlooks across the frontage gardens and driveway with an extended outlook down over the quiet frontage close. Approached from the entrance hall via an original traditional pine panel door, picture rail, fitted wardrobes along two sides, radiator.

Bedroom Two
10' 5" x 9' 1" (3.17m x 2.77m)
Approached independently from the entrance hall via an original traditional pine panel door with brass door handles, range of built out wardrobes, picture rail, radiator, aluminum double glazed window with a rear garden outlook.

Shower Room
White suite comprising corner shaped shower cubicle with Triton shower unit with glass shower doors and panel, W.C with concealed cistern, shaped mounted wash hand basin with mixer taps and a range of built out cabinets with white high gloss doors, radiator, aluminum patterned glass double glazed window to rear.

Outside
Front Entrance Drive
Partial stone finished private entrance drive approached via a dropped kerb leading to the garage.

Front Garden
Inset with a block paved continuous entrance path with further side level parking area finished in stone, enclosed on two sides by block built boundary walls.







Garage

18' x 9' 4" (5.49m x 2.84m)

Brick built single detached garage approached via double doors, equipped with a PVC panelled courtesy door providing access to the rear garden, also inset with two PVC double glazed windows to rear and side, electric light and power.

Rear Garden

Approached from the kitchen via a stable door, and also from the front entrance drive by a side garden gate, totally enclosed and level comprising of a shaped main lawn with a surrounding entrance path, equipped with one paved sun terrace and to the side between the garage and bungalow itself a stone finished side garden. Greenhouse to remain, boundaries are brick built lined with garden trees and plants surmounted by trellising affording privacy and security. Outside water tap, outside lights.



Further Side Garden

The rear garden extends around the back of the bungalow and to the alternative side of the bungalow providing a further area level, enclosed and private finished partly in lawn partly in stone, approached via the patio doors from the sitting room, inset with a second garden gate providing access to the front drive. Boundaries are timber fencing lined with climbing plants and garden trees affording privacy.

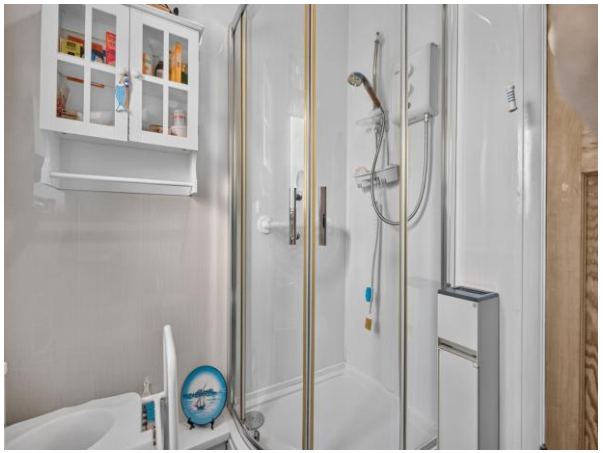
Potting Shed











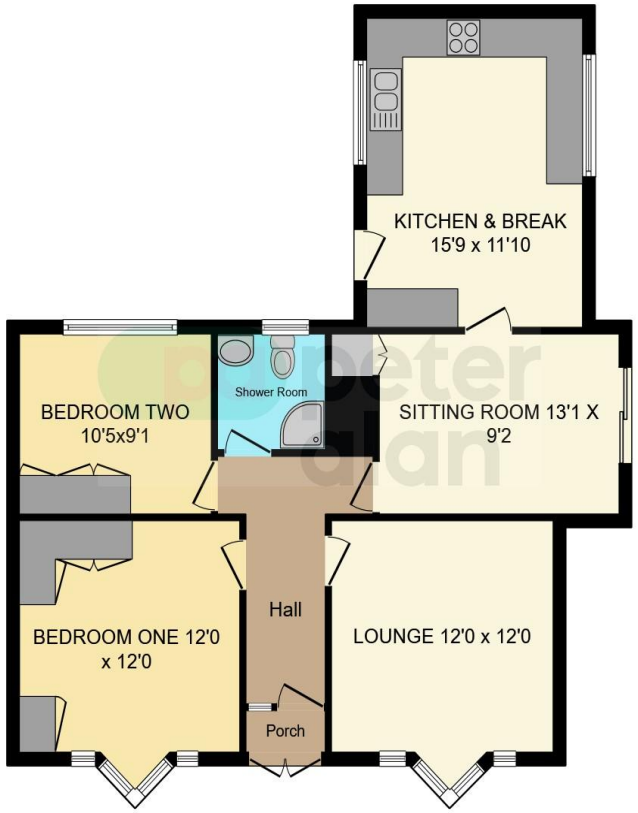






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