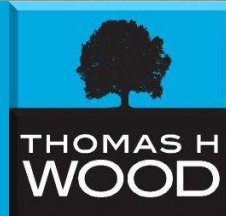




**85 Silver Birch Close**

Whitchurch, Cardiff, CF14 1EP



**Guide Price £495,000**

4 Bedrooms





A beautifully presented, four double bedroom detached family home, tucked away in a quiet location on Silverbirch Close in Whitchurch. Set on a generous plot with a private driveway, detached garage and excellent front and rear gardens. The current owners have transformed the house and extended the property in 2013 to create an additional bedroom with ensuite, an open plan kitchen with underfloor heating and an excellent family room. The garage was also built in 2013 and offers exceptional potential to convert into an office or gym. This delightful residence is conveniently located within easy access to Whitchurch village, the A470, M4 motorway and Cardiff City centre. Furthermore, the property is in catchment for the highly regarded primary and secondary schools. Viewing is highly recommended.

#### **ENTRANCE**

via UPVC front door, carpeted hallway, radiator with TRV, doors to family room and lounge.

#### **LOUNGE**

12' 1" x 13' 9" (3.69m x 4.20m) (max) Bright and spacious room with feature wall, carpets, electric fire and surround, UPVC window to front aspect, opening to dining room.

#### **DINING ROOM**

8' 1" x 11' 11" (2.48m x 3.64m) Laminate floor, painted walls, smooth ceiling, UPVC French doors to garden, radiator with TRV door to lobby and WC.

#### **DOWNSTAIRS WC**

4' 4" x 5' 3" (1.33m x 1.61m) (max) Tiled walls and floors, low-level WC, pedestal wash hand basin with chrome taps, chrome towel radiator.



### **KITCHEN**

13' 4" x 16' 6" (4.07m x 5.03m) (max) A superb kitchen with a mixture of wall and base units plus a central island with seating. The oak worktops contrast well with the high gloss cupboards and tiled splashback. The kitchen is well appointed with a Neff gas hob, oven and built-in microwave. Additionally, there is an integrated fridge, separate freezer and slimline dishwasher. There is a Valliant combination boiler housed in one of the cupboards. UPVC windows and French doors leading to the garden.

### **FAMILY ROOM**

8' 0" x 16' 7" (2.44m x 5.08m) Access via hallway and kitchen, with carpeted floor, painted walls, smooth ceiling, UPVC window to front aspect, radiator with TRV.

### **MASTER BEDROOM**

15' 1" x 15' 7" (4.60m x 4.76m) (max) A spacious master bedroom with papered featured wall, UPVC windows to front aspect, recessed space for wardrobes and dressing table. Carpeted floors, painted walls, smooth ceiling, radiators with TRV, door to ensuite shower room.

### **ENSUITE SHOWER ROOM**

8' 6" x 3' 11" (2.60m x 1.20m) with tiled floors, glazed shower enclosure chrome mixer shower, recess spotlights, low-level WC, vanity wash hand basin and chrome mixer tap. UPVC window to side aspect, chrome towel radiator.

### **BEDROOM TWO**

9' 3" x 13' 10" (2.82m x 4.22m) The original master bedroom, with fitted wardrobes, carpeted floor, papered feature wall, painted walls and smooth ceiling. UPVC window to the front aspect, radiator with TRV. Archway to ensuite.

### **ENSUITE SHOWER ROOM**

6' 7" x 5' 2" (2.02m x 1.58m) Glazed shower enclosure, mixer shower, tiled walls and wash hand basin. UPVC window to side aspect.

### **FAMILY BATHROOM**

5' 11" x 6' 7" (1.81m x 2.02m) Tiled walls, tiled floor, bath with electric shower, low-level WC, wash hand basin with chrome mixer tap. UPVC window to rear aspect, radiator.

### **BEDROOM THREE**

9' 3" x 9' 6" (2.82m x 2.92m) A further double bedroom with carpeted floors, painted walls, smooth ceiling, space for double wardrobes. UPVC window to rear aspect, radiator with TRV.

### **BEDROOM FOUR**

8' 6" x 13' 3" (2.60m x 4.05m) Carpeted floor, painted walls, smooth ceiling, UPVC window to rear aspect and radiator with TRV

### **OUTSIDE FRONT**

Set back and accessed via a private sweeping driveway with space for multiple cars. A superb, purpose-built garage with power. Well manicured front garden with, laid lawn, slate borders, mature shrubs and hedge rows. Gate to rear garden.

### **OUTSIDE REAR**

A generous rear garden with patio and laid lawn. Steps to an excellent decking area that benefits from an all day sunny position. Timber fencing to perimeter.

### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

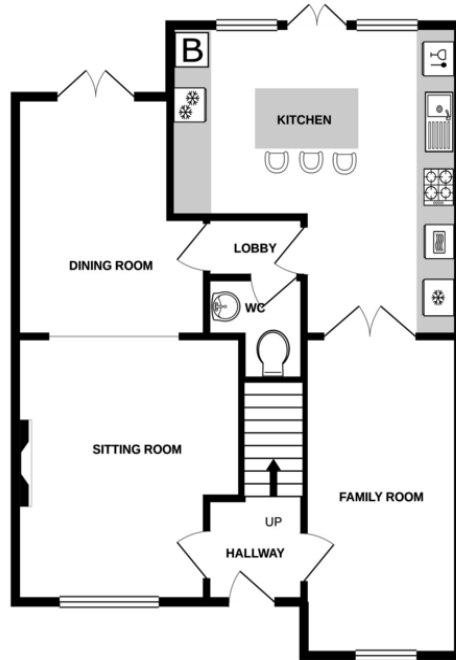
### **COUNCIL TAX**

BAND F

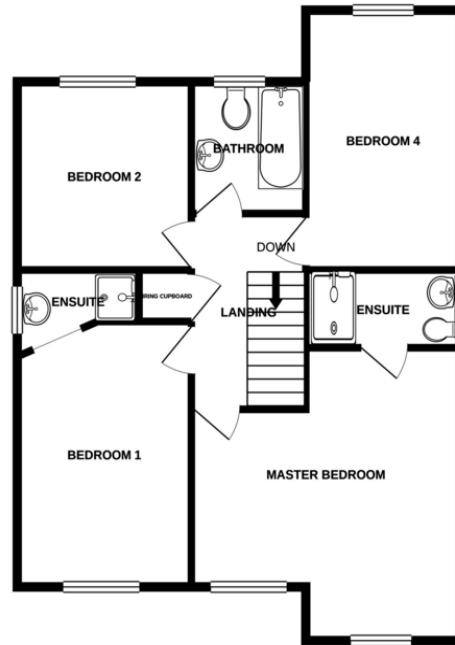




**GROUND FLOOR**  
65.9 sq.m. (710 sq.ft.) approx.



**1ST FLOOR**  
63.7 sq.m. (685 sq.ft.) approx.



4 BED DETACHED

TOTAL FLOOR AREA : 83.0 sq.m. (893 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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