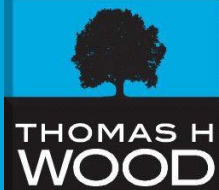




**28 Alfreda Road**

Whitchurch, Cardiff, CF14 2EH



**Offer In Excess Of £625,000**

4 Bedrooms



A wonderful opportunity to purchase this extremely well presented, four double bedroom, semi detached property in one of the most sought after areas of Whitchurch. The current owners have maintained the property to a very high standard and recently undertook a loft conversion to create a 4th bedroom. WC and walk in wardrobe that could be easily adapted for a variety of purposes, including an office space. Furthermore, the property has been extended to the rear, providing a stylish modern kitchen and downstairs shower room. The original features remain at the heart of this superb home, including stripped and waxed internal doors, cast iron fireplaces, exposed floorboards and beautiful hall tiles. To the rear is a large enclosed garden with access from the front garden, where there is off road parking for two cars. Ideally located within walking distance of Llandaff North train station and close to the M4 and A470.

#### **ENTRANCE HALL**

Via wooden front door with glazed panels. Painted walls, picture rail, coving, painted ceiling, original green, black and white quarry tiled floor. Single radiator panel, heating timer and thermostat. Understairs storage cupboard. Stairs to first floor.

#### **SITTING ROOM**

13'5" x 12'1" (4.10m x 3.69m) max. Painted walls, picture rail, coving, painted ceiling, exposed floorboards. Double glazed uPVC windows to front bay. White mantelpiece with tiled insert and hearth and cast iron fireplace. TV point. Single radiator panel and double radiator panel with TRVs.



#### **PLAY ROOM**

11'6" x 10'4" (3.51m x 3.17m) max. Painted walls, picture rail, coving, painted ceiling, carpet. Single radiator panel with TRV. Two double glazed windows to front.

#### **STUDY**

11'6" x 10'5" (3.53m x 3.18m) max. Painted walls, picture rail, coving, painted ceiling, exposed timber floorboards. Phone point. Two double glazed uPVC windows to rear. Double radiator panel with TRV. Cast iron fireplace with tiled inset and hearth.

## KITCHEN

19'1" x 11'9" (5.82m x 3.60m) max. Extended kitchen with modern white units, solid wood block work surface and return. Large Belfast sink with chrome mixer tap. Five ring gas range cooker to remain, extractor hood over. Integral dishwasher, washing machine and fridge/freezer. Painted walls and ceiling, recessed LED lighting, tiled floor. Double glazed uPVC windows to sides, French doors to rear, two Velux roof windows. Single radiator panel with TRV.

## SHOWER ROOM

9'8" x 4'7" (2.96m x 1.40m) max. Modern white suite comprising basin with chrome mixer tap set into drawer unit, high level WC, large shower cubicle with chrome mixer shower and rain shower over. Tiled walls, painted walls and ceiling, recessed LED lighting, tiled floor. Extractor fan. Chrome heated towel rail. Double glazed uPVC window to rear, Velux roof window.

## LANDING

Via pitched staircase. Double glazed uPVC window to side. Painted walls and ceiling. Stairs to master bedroom.

## BEDROOM 1

13'5" x 12'1" (4.01m x 3.69m) max. Painted walls, picture rail, coving, painted ceiling. Double glazed uPVC window to front bay. Single radiator panel with TRV. Original cast iron bedroom fireplace with tiled hearth.

## BEDROOM 2

11'6" x 10'4" (3.51m x 3.17m) max. Painted walls, picture rail, coving, painted ceiling, exposed floorboards. Double glazed uPVC windows to front. Double radiator panel with TRV. Cast iron fireplace with tiled hearth.

## BEDROOM 3

11'6" x 10'5" (3.53m x 3.18m) max. Painted walls, coving, painted ceiling, carpet. Double glazed uPVC window to rear. Single radiator panel with TRV.

## BATHROOM

8'2" x 6'1" (2.51m x 1.87m) max. Modern white suite comprising pedestal basin with chrome taps, freestanding bath with claw feet and chrome taps, large separate shower cubicle with Mira electric shower. Double glazed uPVC window to rear. Half tiled walls, painted walls, coving, painted ceiling, laminate flooring. Traditional style white radiator panel.

## WC

White low level WC. Double glazed uPVC window to rear. Half tiled walls, painted walls and ceiling, laminate flooring.

## BEDROOM 4 & WC

10' 9" x 12' 11" (3.28m x 3.95m) An excellent master bedroom with painted walls, large velux windows, laminate flooring. WC via landing with low level WC, wall hung wash basin and chrome towel rail.

## WALK-IN STORAGE/OFFICE SPACE

Via landing a walk-in storage area with painted walls. Velux window. Could be easily adapted for a variety of purposes, including an office space.

## OUTSIDE

### FRONT

Driveway with parking space for two cars. Small lawn, mature shrubs. Brick wall and hedge to perimeter. Timber gate to rear.

### REAR

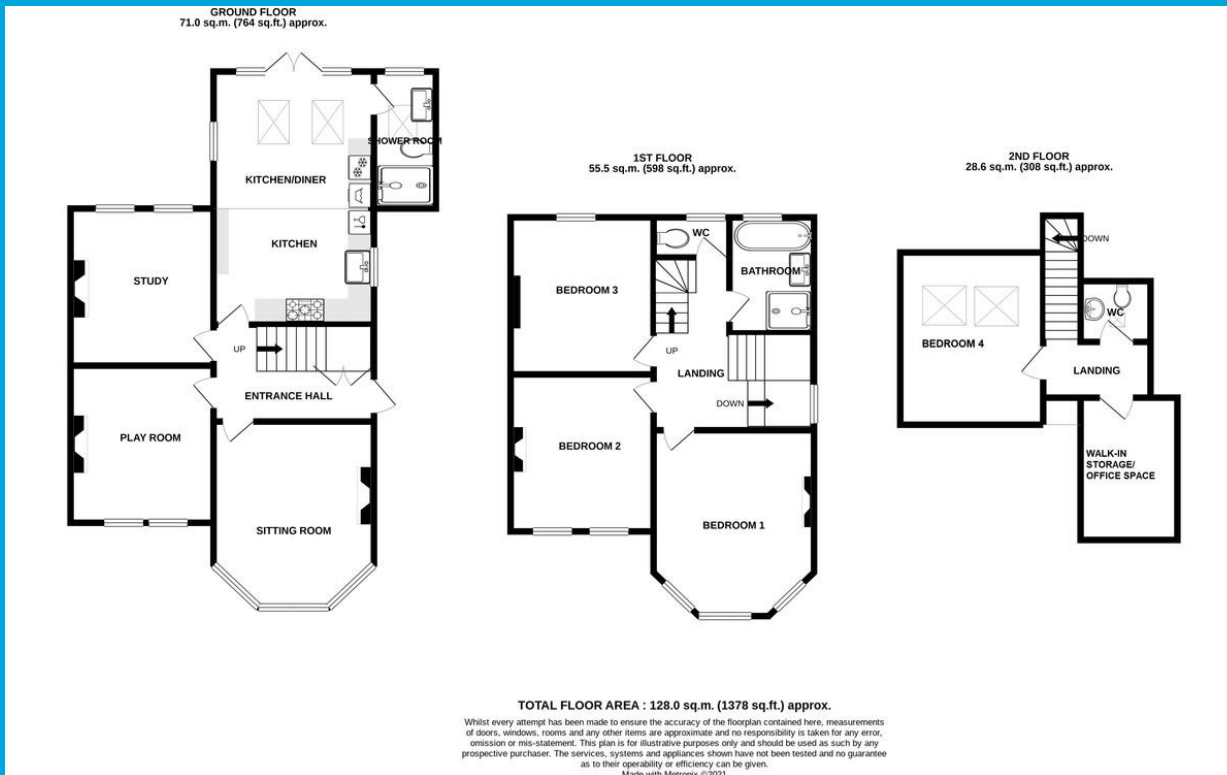
Paved patio area. Large lawn with mature shrubs and trees. External light and tap. Timber shed to remain. Traditional washing line. Stone wall to perimeter.

## TENURE

Understood to be Freehold - the tenure should be verified by the purchasers' solicitor.

## COUNCIL TAX Band G





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	55   D	
39-54	E		
21-38	F		

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