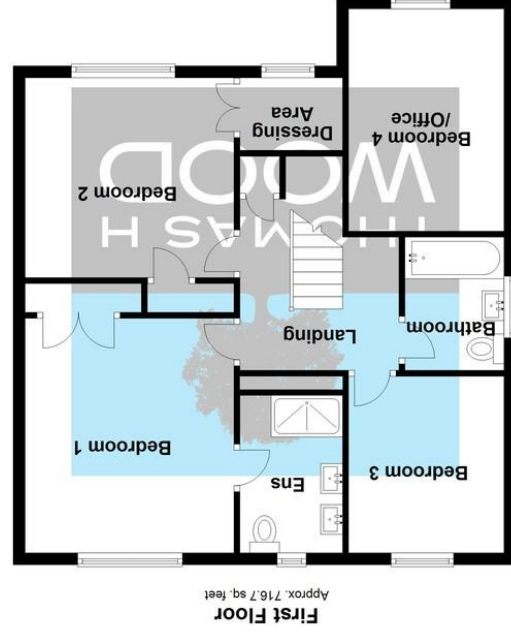
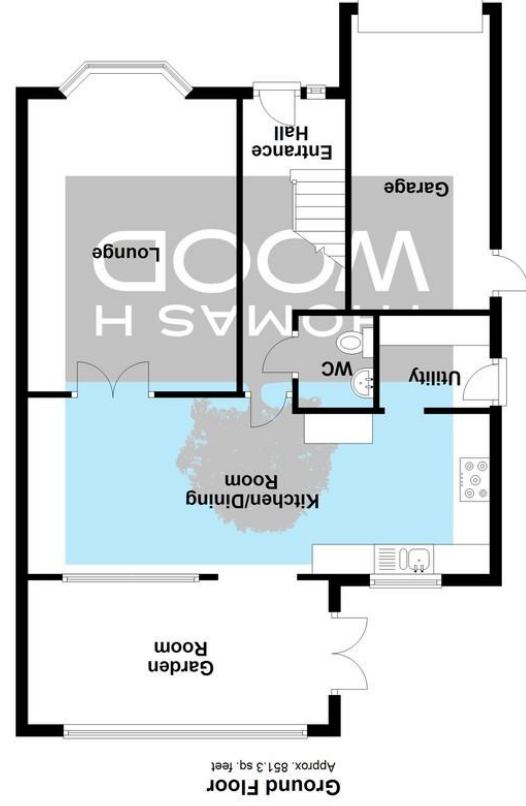


14 Park Road
Whitchurch Cardiff
CF14 7BQ

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02920 626252
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Mon-Fri: 9am - 5pm
Sat: 9am - 4pm



Total area: approx. 1567.9 sq. feet

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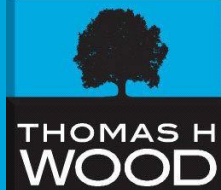
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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





13 Meadowgate Close

Whitchurch, Cardiff, CF14 7EX



Guide Price £485,000

4 Bedrooms



A delightful detached home which boasts four double bedrooms with modern en-suite to the master. The property has been modernised throughout to a high standard which include a modern open plan kitchen / dining area, beautiful spacious garden room, cosy front lounge with feature bay window, immaculate family bathroom, utility room, ground floor WC, ample parking to the front and a lovely enclosed rear garden. This is a much loved home in a cul-de sac location in sought after Whitchurch. Perfectly located for local amenities in the village as well as great school catchment, with convenient train, bus and M4 & A470 links.

HALLWAY

Enter via uPVC double glazed door, tiled floor, single radiator, staircase with bespoke glass panes, understairs wc.

CLOAKROOM

Low level wc, fitted vanity unit with chrome mixer tap, chrome towel rail, storage cupboard.

LOUNGE

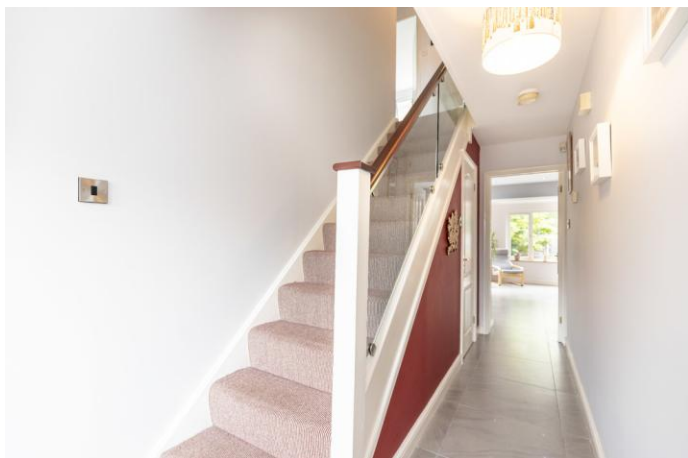
11' 01" x 18' 0" (3.38m x 5.49m) Fully tiled floor, uPVC double glazed bay window with fitted shutters to front, coving, double radiator.

KITCHEN/DINER

25' 04" x 9' 008" (7.72m x 2.95m) A fantastic open plan family orientated kitchen diner. The kitchen has recently been remodelled to create a stylish, well-appointed and highly functional space with modern base units, Corian worktops, moulded Corian sink and drainer with chrome mixer taps, red glass splashbacks, space for a 'Range' style cooker, spotlights, radiator, uPVC window to rear, leading to

GARDEN ROOM

17' 05" x 8' 09" (5.31m x 2.67m) uPVC windows overlooking rear aspect, velux windows, tiled floor, uPVC patio doors to side, radiator.



UTILITY ROOM

Fitted wall and base units, tiled floor, plumbing for dishwasher, corian worktop, wall mounted boiler, uPVC double glazed door to side, white towel rail, spotlights.

LANDING

Airing cupboard, access to loft, single radiator.

BEDROOM 1

11' 04" x 13' 0" (3.45m x 3.96m) uPVC double glazed window to rear, fitted cupboards, single radiator.

EN SUITE

Modern suite comprising low profile shower tray, glass screen with chrome drencher shower, hand held shower and mixer valves, his and her double sink vanity unit with chrome mixer taps, low level wc, fully tiled walls and floor, wall mounted sensor light mirror, chrome heated towel rail, spotlights.

BEDROOM 2

11' 03" x 11' 09" (3.43m x 3.58m) uPVC double glazed window to front, walk-in wardrobe with fitted shelving, fitted cupboards, single radiator.

BEDROOM 3

8' 07" x 9' 05" (2.62m x 2.87m) uPVC double glazed window to rear, single radiator.

BEDROOM 4/STUDY

8' 05" x 9' 1" (2.57m x 2.74m) Fitted office floor units and desk, wall mounted shelving, uPVC double glazed window to front, single radiator.

BATHROOM

6' 02" x 7' 04" (1.88m x 2.24m) White suite comprising panel bath with chrome mixer shower and taps, fitted vanity unit with chrome mixer taps, low level wc, tiled walls, cushioned flooring, obscure uPVC double glazed window to side.

OUTSIDE

Garage

Up and over door to front, plumbing for washing machine, power, uPVC door to side.

Front

Double driveway with block paviours, laid to lawn to side

Rear

Enclosed rear garden with mature shrubs and trees, laid to lawn with patio and decorative stones.

TENURE

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

COUNCIL TAX

Band F

VIEWINGS

Strictly by appointment with Thomas H Wood.

