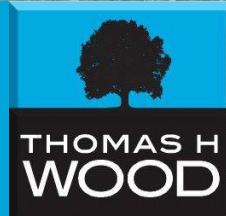




14 Bishops Close

Whitchurch, Cardiff, CF14 1NH



Asking Price Of £425,000

4 Bedrooms



A beautifully presented 4 bedroom semi detached family home situated in Bishops Close in Whitchurch. The property has been owned by the same family for over 50 years and has been maintained to a very high standard. The property briefly comprises, porch, entrance hallway, lounge/dining room, sitting room, kitchen, utility room and WC. To the first floor there are four good size bedrooms, a shower cubicle in bedroom two and a family bathroom. There are attractive front and rear gardens and good size driveway. The property is a short walk away from Whitchurch Village and in catchment for the highly regarded primary and secondary schools. Excellent public transport links to the City Centre and easy access to the A470 and M4 motorway. Viewings are recommended to appreciate this lovely family home.

ENTRANCE HALL

via porch leading to a spacious entrance hallway.

LOUNGE/DINING ROOM

11' 10" x 22' 9" (3.63m x 6.95m) A beautifully presented lounge diner with carpeted floor, painted walls, smooth ceiling and radiator with TRV. The room benefits from lots of natural light due to the large UPVC window overlooking the quiet cul de sac and doors that open onto the enclosed garden.



KITCHEN

10' 11" x 10' 11" (3.33m x 3.33m) A modern and recently fitted kitchen with a range of wall and base units with contrasting worktop over. Stainless steel sink with swan neck chrome tap, built-in electric oven and grill, electric hob with canopy. Space for dishwasher, UPVC window overlooking the rear garden.

UTILITY ROOM

5' 11" x 5' 2" (1.82m x 1.58m) With space and plumbing for washing machine, tiled flooring, painted walls and UPVC door to rear garden and door and to;

CLOAKROOM

5' 11" x 5' 3" (1.82m x 1.61m) With low level WC, wall mounted wash hand basin and radiator.

LANDING

A bright and spacious landing with carpeted floors, painted walls, smooth ceiling, UPVC window to front. Doors to all rooms, and useful cupboard.

BEDROOM ONE

10' 8" x 11' 0" (3.27m x 3.36m) Overlooking the rear aspect of property with carpeted floors, painted walls, smooth ceiling, fitted cupboards, shower with glazed door, UPVC window and radiator with TRV.

BEDROOM TWO

11' 11" x 9' 8" (3.64m x 2.97m) Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, fitted cupboard, UPVC window and radiator with TRV.

BEDROOM THREE

10' 0" x 11' 5" (3.07m x 3.50m) Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

BEDROOM FOUR

6' 2" x 10' 10" (1.88m x 3.32m) Overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

FAMILY BATHROOM

8' 7" x 6' 7" (2.62m x 2.01m) A generous family bathroom with low-level WC, pedestal wash hand basin, bath with chrome taps and mixer shower over, chrome towel radiator.

OUTSIDE

FRONT A generous driveway, laid lawn, patio pathway to porch.

REAR

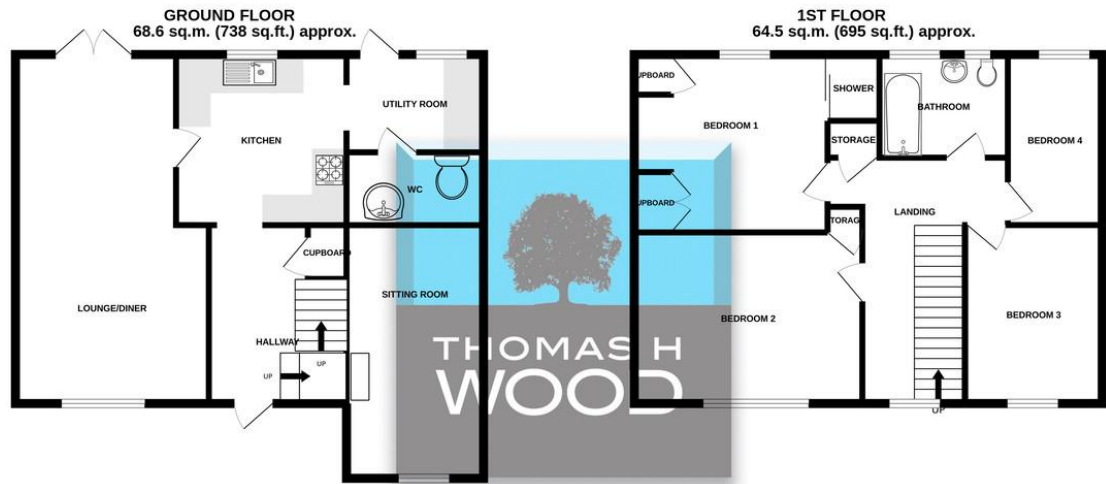
A private and generous rear garden with block paved patio leading to laid lawn with mature shrubs, trees and timber perimeter fencing.

TENURE

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

COUNCIL TAX Band F





TOTAL FLOOR AREA : 133.1 sq.m. (1433 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		83 B
69-80	C		
55-68	D	67 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