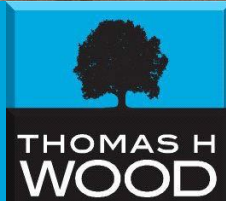




75 Foreland Road

Whitchurch, Cardiff, CF14 7AS



Asking Price Of £525,000

4 Bedrooms



A deceptively spacious 4 bedroom semi detached property located on Foreland Road in Whitchurch. The property has been extended to create a generous footprint over three floors and has been a much loved family home for 40 years. The property benefits from a excellent village location and very close to the highly regarded primary and secondary schools. Furthermore, the property has UPVC windows and a recently installed modern Worcester combination boiler. The property briefly comprises, entrance hallway, lounge, dining area, ground floor shower room and large kitchen/diner. To the first floor there three excellent size bedrooms and a family bathroom and a further double bedroom to the second floor.

#### **ENTRANCE**

Via partially glazed UPVC front door leading to spacious entrance hallway with bamboo flooring, painted walls with picture rail, papered ceiling with coving and doors two rooms.

#### **LOUNGE**

16' 4" x 14' 5" (5.00m x 4.41m) Overlooking the front aspect of the property with bamboo flooring, painted walls, smooth ceiling with spotlights, radiator panel with TRV UPVC large bay window to front opening to;

#### **DINING AREA**

10' 1" x 9' 0" (3.09m x 2.76m) Continuation of lounge with bamboo flooring, with painted walls, smooth ceiling with spotlights and radiator with TRV.

#### **GROUND FLOOR SHOWER ROOM**

6' 7" x 10' 0" (2.03m x 3.06m) Tiled floors, painted walls, smooth ceiling with spotlights, low-level WC, pedestal wash handbasin with mosaic splashback, corner shower cubide with glazed door, chrome mixer shower, obscure UPVC window to rear and radiator with TRV.



### **KITCHEN/DINER**

24' 5" x 10' 4" (7.46m x 3.16m) Very generous kitchen/diner with bamboo flooring leading to a raised tiled area. The kitchen has with a range of wall and base units and contrasting worktops over, stainless steel sink with chrome mixer tap, space for freestanding fridge freezer, Hotpoint gas hob, Hotpoint double electric oven, integrated tumble dryer, washing machine and dishwasher. UPVC windows to the side aspect and Upvc sliding doors to the courtyard garden.

### **BEDROOM ONE**

16' 5" x 14' 6" (5.02m x 4.42m) Overlooking the front aspect of the property, a sizable double bedroom with papered walls, picture rail, papered ceiling, wall mounted gas fire, fitted wardrobes along one side, radiator with TRV and UPVC window.

### **BEDROOM TWO**

10' 2" x 13' 3" (3.10m x 4.05m) Carpeted floors, papered walls with picture rail, papered ceiling, mirrored wardrobes along one side, UPVC window to rear aspect and radiator with TRV

### **BEDROOM THREE**

10' 3" x 13' 6" (3.14m x 4.14m) Overlooking the rear aspect of the property with painted and papered walls, papered ceiling with coving, fitted storage with Worcester combination boiler, laminate flooring, UPVC window to rear and radiator with TRV.

### **FAMILY BATHROOM**

7' 3" x 6' 0" (2.21m x 1.85m) Tiled walls and floor, low-level WC, wash hand basin vanity unit with chrome mixer tap, bath with chrome mixer shower over. UPVC window and radiator with TRV.

### **LANDING**

Landing with carpeted floor, papered walls, papered ceiling and doors to all rooms.

### **LOFT ROOM**

12' 1" x 16' 9" (3.70m x 5.12m) Carpeted floors, papered ceiling, papered walls, fitted wardrobes along one side, UPVC window to rear aspect and radiator panel with TRV.

### **OUTSIDE REAR**

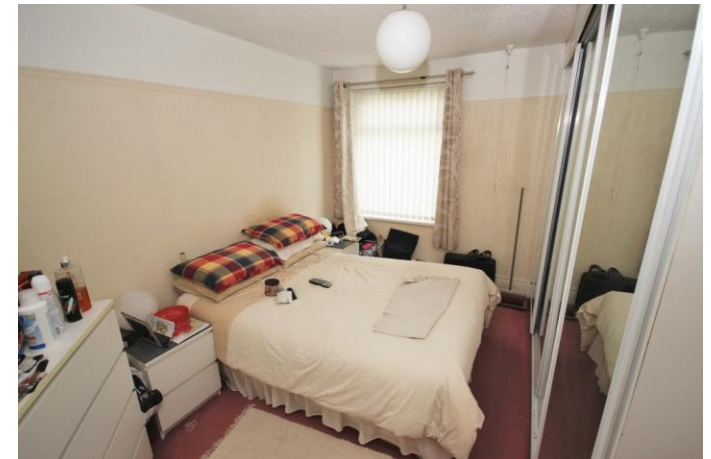
Courtyard rear garden with direct access from the kitchen. Gate to path and door to garage. patio area and

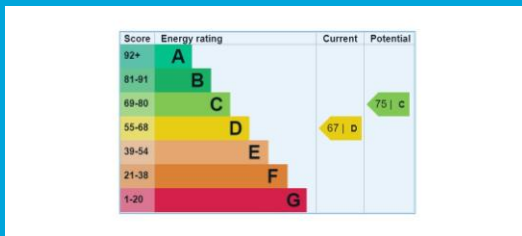
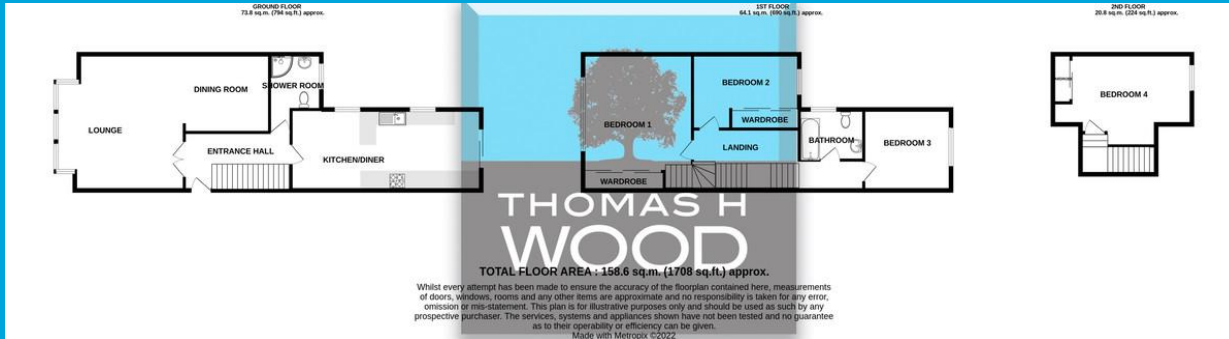
### **TENURE**

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

### **COUNCIL TAX**

Band 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