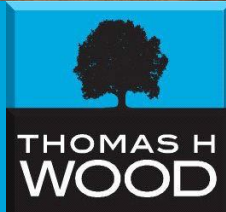




17 The Parade

Whitchurch, Cardiff, CF14 2EF



Guide Price £1,050,000

4 Bedrooms



Thomas H Wood Estate Agents are proud to present this beautifully presented four bedroom semi-detached residence situated on Whitchurch's most sought after addresses. Ideally located on The Parade and built at the turn of the last century, this substantial family home has been maintained to a very high standard by the current owners. The original features are evident in every room with ornate coving, deep skirting boards, herringbone pattern parquet flooring and original fireplaces that display a high standard of craftsmanship throughout. The striking corner turret forms a spacious and most unique entrance hallway that is mirrored in the bedroom above. The loft space is vast and suitable for conversion to create an ideal master bedroom and ensuite, subject to the relevant permissions. Furthermore, there is a substantial outbuilding that would make an ideal home office or garden room if desired. The accommodation briefly comprises storm porch, striking entrance hallway, sitting room, living room, family room, and kitchen/diner to the ground floor. To the first floor is a large landing, four double bedrooms, spacious family bathroom and shower room. There is off road parking for multiple cars, the front and rear gardens are attractively bordered by mature flower beds and trees. Within walking distance of Whitchurch Village, Llandaff North train station and the highly regarded primary and secondary schools. The property must be viewed to be appreciated.



ENTRANCE

Via partially glazed front door with decorative stain glass inserts and stain glass surround, leading to storm porch with original tiling through to grand entrance hallway.

ENTRANCE HALL

A truly wonderful entrance hallway with feature corner turret, parquet flooring, original open fireplace, staircase to 1st floor, doors to all rooms and under stair cupboard.

SITTING ROOM

14' 0" x 16' 4" (4.28m x 4.98m) A spacious principal reception overlooking the front aspect of the property with original wooden floors, original feature fireplace and surround, decorative wall panelling, deep skirting boards and high ceiling with ornate coving. Door to plant conservatory. Radiator with TRV.

LIVING ROOM

12' 6" x 16' 1" (3.83m x 4.91m) A further excellent size reception room with original wooden floors, original feature fireplace, fitted bookcases, deep skirting boards, dado and picture rail, smooth ceiling with ornate coving and cornice. Radiator with TRV, original glazed windows and doors leading to;

FAMILY ROOM

12' 2" x 18' 7" (3.71m x 5.67m) (max) A stunning bespoke hardwood conservatory with bifolding doors to the garden. Currently used as family room, this flexible space comfortably houses sofas and a dining table and chairs. With tiled floors, painted walls, fully glazed roof and double glazed windows. Radiator with TRV. Door to;

KITCHEN/DINER

13' 0" x 22' 1" (3.98m x 6.75m) A beautifully appointed and spacious kitchen with range of wall and base units and quartz worktops over. 1 1/2 bowl sink, integrated dishwasher and washing machine. Ceramic tiled floors, painted walls and smooth ceiling. UPVC windows to side aspect and original wooden glazing and door to rear garden. Cupboard housing a modern Worcester combination boiler. The kitchen easily accommodates a sizeable dining and chairs.



LANDING

A carpeted landing with delightful stain glass window to side. Doors to all rooms, access to loft via pull down loft ladder. Loft partially boarded and prime for conversion.

BEDROOM ONE

12' 4" x 16' 2" (3.76m x 4.94m) Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling with ornate coving, deep skirting boards, radiator with TRV, window overlooking Llandaff and beyond. Door to balcony with a view to Llandaff Cathedral.





BEDROOM TWO

12' 4" x 15' 8" (3.76m x 4.79m) Overlooking the side aspect of the property with carpeted floors, painted walls, smooth ceiling with ornate coving, deep skirting boards, radiator with TRV, sliding sash window to rear.

BEDROOM THREE

12' 4" x 16' 2" (3.76m x 4.94m) (max) A delightful room with feature turret, carpeted floors, painted walls, smooth ceiling with ornate coving, deep skirting boards, radiator with TRV and delightful views.

BEDROOM FOUR

10' 0" x 12' 2" (3.07m x 3.71m) Overlooking the side aspect of the property with carpeted floors, painted walls, smooth ceiling, fitted wardrobe, deep skirting boards, original fireplace, UPVC window to side aspect and radiator with TRV.

FAMILY BATHROOM

9' 8" x 9' 11" (2.95m x 3.04m) A very spacious family bathroom with tiled floors, painted walls, low-level WC, freestanding bath with chrome taps and handheld shower, pedestal wash handbasin and chrome taps, window overlooking the rear garden and traditional towel radiator.

SHOWER ROOM

5' 10" x 9' 10" (1.78m x 3.0m) (max) With tiled floors, painted walls, smooth ceiling with spotlights, low-level WC, pedestal wash hand basin, shower enclosure with chrome mixer. Sash windows to side and rear.



OUTSIDE

FRONT

Driveway with parking space for multiple cars. Original wrought iron gates to rear. Stone wall and hedge to perimeter. Electric vehicle charging point to side of property.

REAR

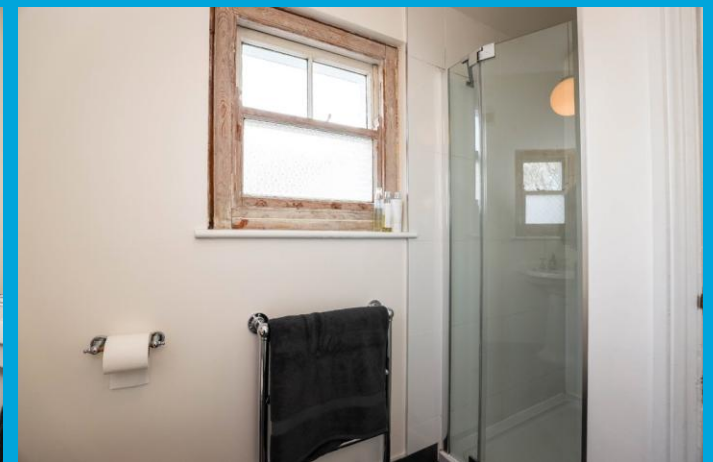
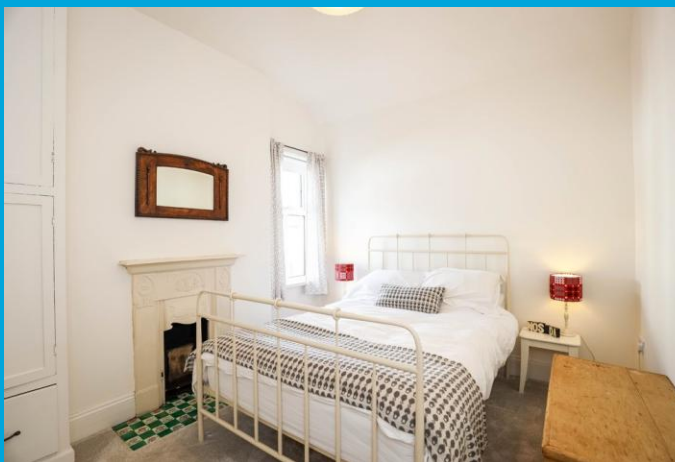
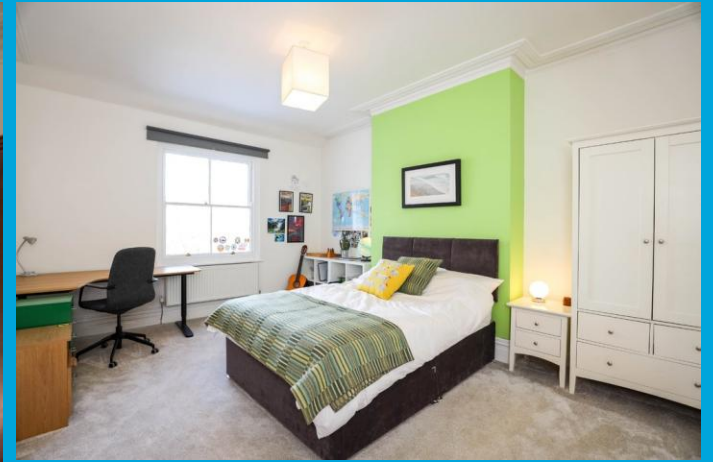
The private rear garden has mainly laid to lawn and the borders stocked with an abundance of mature trees and shrubs. A brick outbuilding offers a wonderful opportunity for conversion and would make an ideal home office or garden room. The driveway provides ample of road parking and leads to the original iron gates. Furthermore, there is a single garage with an up and over door, power and plenty of storage.

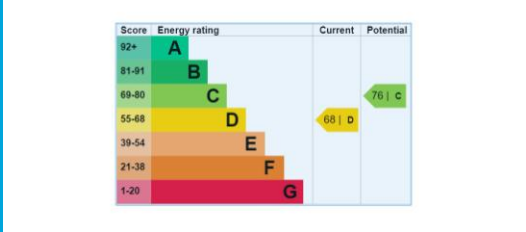
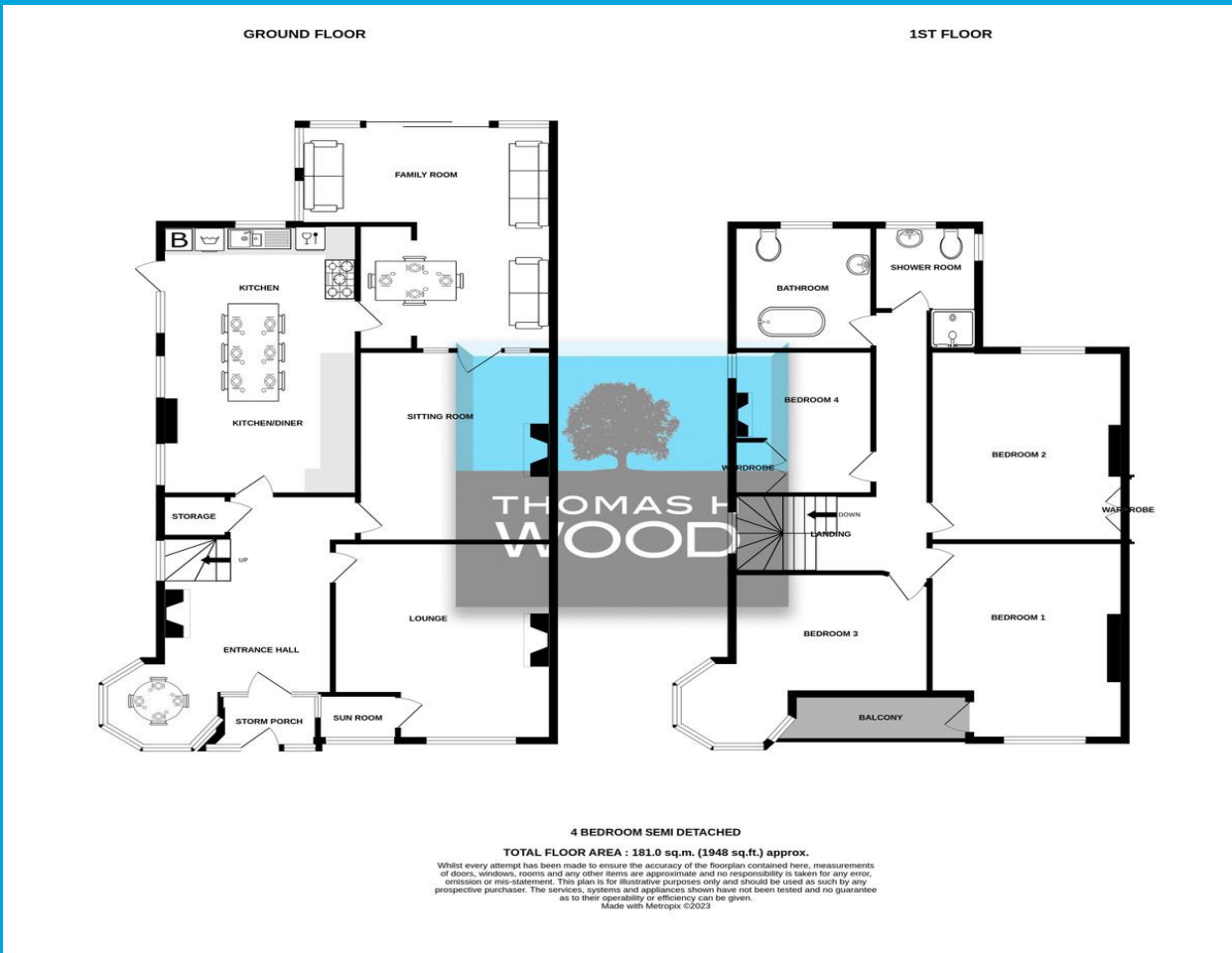
TENURE

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

COUNCIL TAX Band H

EPC D Rating





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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