

109 Heol Gabriel,

Whitchurch, Cardiff, CF14 1JY

Asking Price Of

£579,995



Estate Agents and Chartered Surveyors



Semi-Detached House

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Property Description

**** NO ONWARDS CHAIN **** An improved and exceptional extended family home in the well regarded Whitchurch area of Cardiff with a large garden over looking parkland. This delightful property has been refurbished to a high standard and offers plenty of living space for a large family. The property briefly comprises porch, hallway, lounge, second reception room, kitchen/dining room, utility room, shower room, five bedrooms, family bathroom and ensuite. Outside there is off road parking to the front with driveway and garage and to the rear an enclosed landscaped garden which is not over looked. Viewing highly recommended !

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,517 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the sought after area of Whitchurch in north Cardiff with a number of schools, an array of shops, Whitchurch library and many cafes, bars and restaurants. Excellent transport links to the city centre and beyond.

ENTRANCE PORCH

Enter into hallway via Upvc double glazed front door into porch. Smooth walls and ceiling with a central light pendant finished with tiled flooring. Upvc double glazed door leading to hallway.

ENTRANCE HALL

Smooth walls and ceiling with a central light pendant, finished with porcelain tiled flooring. Carpeted staircase leading to first floor. Under stair storage cupboard ideal for coats and shoes. Door leading to lounge, dining and kitchen.

LOUNGE

11' 8" into alcove x 13' 0" into bay window (3.57m x 3.97m)

Central chimney breast with feature wall mounted gas fire. Smooth walls and ceiling with a central light pendant, finished with carpeted flooring. Upvc double glazed bay window to front with fitted blinds. Double glass door leading into dining room. Three double sockets.

SECOND RECEPTION ROOM

10' 4" into alcove x 12' 3" (3.16m x 3.74m)

Central chimney breast. Smooth walls and ceiling with a central light pendant, finished with porcelain tiles. Opening into kitchen/dining room. Three double sockets

KITCHEN/DINING ROOM

20' 0" x 18' 11" (6.11m x 5.77m)

Fitted with a range of high gloss white base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in double oven, electric hob and cooker hood over. Space for American style fridge/freezer. Smooth walls and ceiling with spot lighting and porcelain tiled flooring. Built in breakfast bar with seating for four, with pendant lights over. Open plan to dining area with space for dining table and chairs. Upvc double glazed window to side and three Payne aluminium bi folding doors to rear garden with built in blinds. Door leading to utility room. Six double sockets and one single.

UTILITY ROOM

7' 8" x 6' 7" (2.35m x 2.02m)

Fitted with a range of high gloss white base and eye level units with worktops over. Inset stainless steel sink unit. Space for washing machine and tumble dryer. Combi boiler wall mounted to external wall. Upvc double glazed window to rear and Upvc double glazed door leading to rear garden. Smooth walls and

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ceiling with a central light pendant, finished with porcelain tiled flooring. Door leading to shower room and garage.

SHOWER ROOM

Fitted with a modern three piece bathroom suite comprising shower, WC and wash hand basin. Tiled walls and flooring with smooth ceiling finished with spot lighting

LANDING

Split level landing with smooth walls and ceiling and central light pendant finished with carpeted flooring. Doors leading to all first floor bedrooms and family bathroom. Upvc double glazed skylight. Mains wired smoke alarm. Loft hatch provides loft access with pull down ladder and lighting.

BEDROOM ONE

14' 11" x 11' 2" (4.55m x 3.41m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed bay window to front. Three double sockets and one single.

BEDROOM TWO

11' 1" maximum x 11' 0" (3.39m x 3.37m)

Smooth walls and ceiling with a central light pendant, finished with carpeted flooring. Built in single storage cupboard. Upvc double glazed window to rear. Three double sockets.

BEDROOM THREE

10' 5" x 8' 11" (3.19m x 2.72m)

Smooth walls and ceiling with a central light pendant finished with laminate flooring. Upvc double glazed window to rear. Door leading to en suite shower room. Three double sockets.

ENSUITE

Fitted with a modern three piece bathroom suite comprising walk in corner shower cubicle with sliding double doors, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Upvc double glazed skylight window.

BEDROOM FOUR

7' 3" x 9' 4" (2.21m x 2.87m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to front. One double socket and two singles

BEDROOM FIVE

6' 7" x 11' 7" (2.02m x 3.55m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to front and Upvc double glazed skylight window with black out blind. Two double sockets

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in double shower with glass shower screen, free standing bath, WC and wash hand basin. Tiled walls and flooring with smooth ceiling complete with spot lighting. Upvc double glazed skylight window.

OUTSIDE

FRONT- Large block paved driveway with parking for a number of vehicles with dropped kerb and brick wall surround. Slate chipped area complete with palm tree.

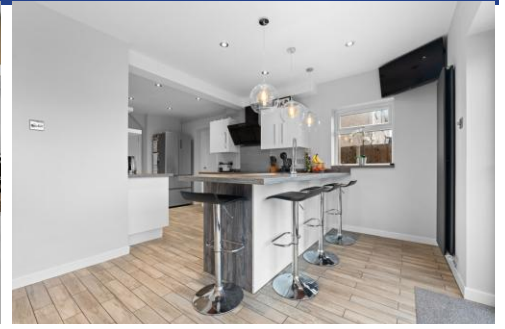
REAR - Landscaped rear garden complete with a block paved patio and the remainder laid to lawn. Wooden sleepers provide raised flower bed complete with plants and shrubbery. Wooden pergola to the rear of the garden ideal for further seating with a garden gate leading to the park area. Vegetable patch also providing the ideal space for families to grow their own fruit, vegetables and herbs.

GARAGE

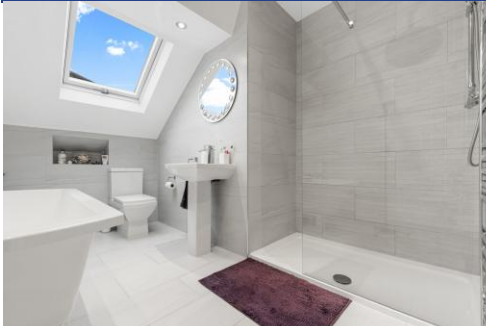
15' 0" x 6' 7" (4.58m x 2.02m)

Fitted with four double power sockets and lighting with a electric remote control roller shutter door.

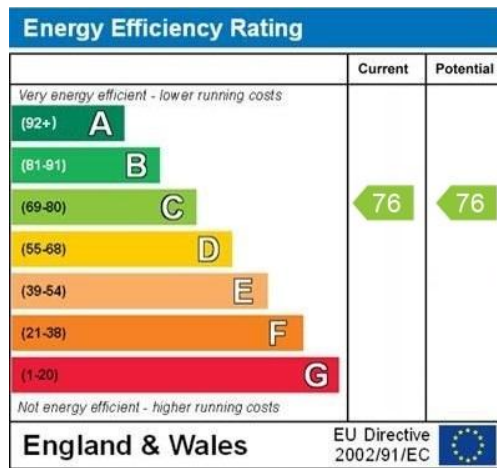
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