

3 Maelog Road,

Whitchurch, Cardiff, CF14 1HP



Estate Agents and
Chartered Surveyors

Asking Price Of

£500,000



Semi-Detached House

3

1

2

2

Property Description

Beautifully extended semi detached family home in the heart of Whitchurch. The home has been refurbished from top to bottom with two reception rooms, modern shaker style kitchen/dining room with Quartz worktops, utility room, cloakroom and three bedroom plus family bathroom to the first floor. Ample outside space for entertaining and parking via the drive.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,194 sq ft

**Viewing Arrangements
Strictly by appointment**

FULL PROPERTY DESCRIPTION

This stunning three bedroom home sits itself in the heart of Whitchurch offering ample space for the whole family. The property has been greatly extended, modernised and refurbished throughout, and also offers a spacious garden to the rear. Internally the property accommodation briefly comprises; entrance porch, hallway with traditional stained glass front door, lounge with feature wall panelling and a breath taking open plan kitchen/dining/living area. The kitchen is the true hub of the home offering a beautiful shaker style kitchen, Quartz worktops, large dining space and a living area all with bi-folding doors leading onto the rear garden. Finally to the ground floor you will also find a handy utility room and cloakroom for guests.

To the first floor you will find the main bedrooms with fitted wardrobes, bedroom two also benefits from built in wardrobes, bedroom three and a stunning family bathroom complete with three piece bathroom suite.

Outside the property offers off road parking to the front via a block paved driveway and gated access leading into the rear garden. The rear garden is split over two levels and comprises of paving with the remainder laid to lawn.

LOCATION

Whitchurch is a highly regarded area for families with everything on your doorstep. There are great road links for commuters and easy access to public transport around Cardiff. Whitchurch village offers a range of amenities in close proximity including post office, newsagent, supermarket, bars, several restaurants, banks and many more.

ENTRANCE PORCH

Enter via Upvc double glazed French doors. Traditional stained glass door leading into hallway with windows either side.

HALLWAY

Smooth walls and ceiling, a central light pendant with ceilings rose, finished with parquet flooring. Staircase leading to first floor with central carpeted runner. Doors leading to lounge, cloakroom and living room. Understairs storage cupboard.

CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Tiled walls and floor with smooth ceiling and fitted wall light. Upvc double glazed window to side.

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LOUNGE

13' 7" x 11' 8" (4.16 into bay m x 3.57 maxm)
Smooth walls and ceiling with feature wall panelling, a central light pendant with ceiling rose finished with parquet flooring. Feature chimney breast with shelving either side. Upvc double glazed bay window to front with fitted shutters.

KITCHEN/DINING/ LIVING ROOM

28' 5" x 16' 6" (8.68 max m x 5.05 maxm)
Open plan living, dining and kitchen area complete with smooth walls and ceiling, a central light pendant with ceiling rose, feature panelled wall via the dining area with three pendant ceiling lights finished with luxury vinyl tile flooring.

Kitchen -Shaker style kitchen fitted with a range of base and eye level units with quartz worktops over, central kitchen island with seating for two finished with spot lighting. Built in double oven, five ring gas hob with cooker hood over. Space for American size fridge/freezer. Inset ceramic sink unit and an integral dishwasher and wine fridge. Upvc double glazed roof lanterns plus aluminium bi-folding doors to rear garden. Door leading to utility room.

UTILITY ROOM

6' 7" x 5' 5" (2.03m x 1.66m)
Fitted with a range of base and eye level units with worktops over. Space for washing machine and tumble dryer. Smooth walls and ceiling with a central light pendant finished with luxury vinyl tile flooring. Upvc double glazed obscure window to side.

LANDING

Smooth walls and ceiling, a central light pendant with ceiling rose finished with carpeted flooring. Upvc double glazed window to side. Doors leading to all first floor rooms. Loft hatch with pull down ladder leading to loft storage.

BEDROOM ONE

13' 9" x 9' 1" (4.20 into bay m x 2.78 to wardrobesm)
Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Full width built in wardrobes. Upvc double glazed bay window to front with fitted shutters.

BEDROOM TWO

12' 8" x 8' 5" (3.88m x 2.59 to wardrobesm)
Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Full width wardrobes. Upvc double glazed window to rear.

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.03m)
Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed window to front with fitted shutters.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over and fitted shower screen, WC and wash hand basin compete with vanity storage. Tiled walls and floors with smooth ceiling and a central light pendant. Upvc double obscure window to rear with fitted blind.

OUTSIDE

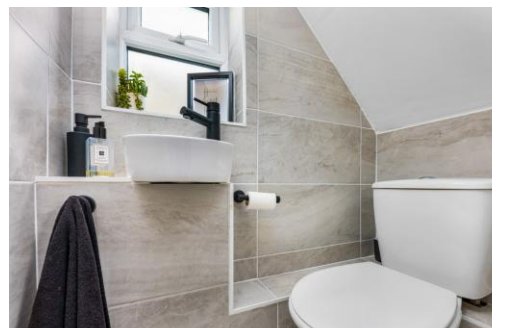
Front - Driveway to the front complete with block paving and brick built boundary wall. Steps leading to front porch. Gated side access leading to an enclosed rear garden.

Rear - A split level garden comprising of paving, ideal for outside dining with the remainder laid to lawn and a fence surround. A paved patio area to the top right hand corner of the garden catches the evening sunshine. Shed to the side of the home offers great storage with double gated access leading to the drive.

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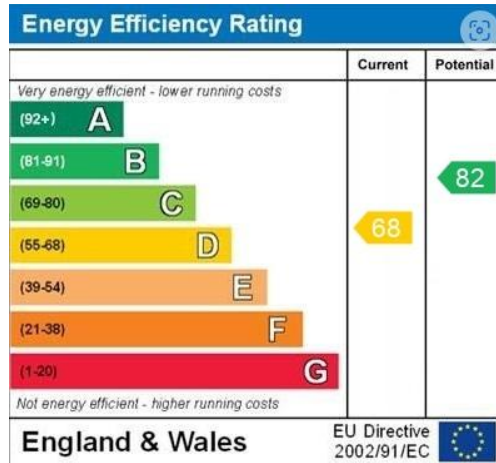
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GROUND FLOOR

1ST FLOOR



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