

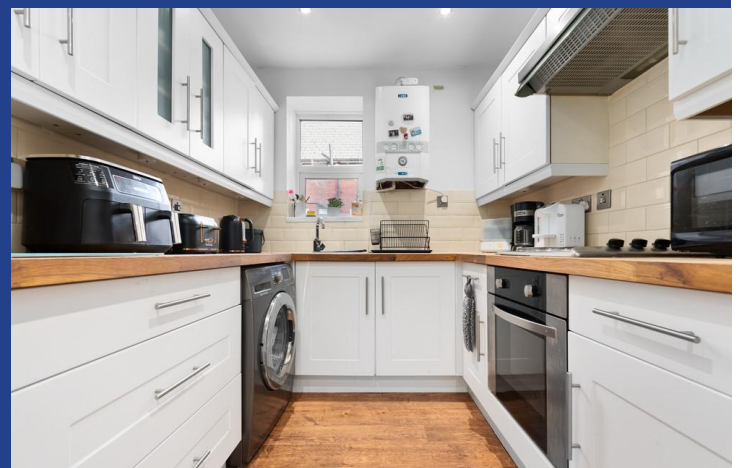
Flat 1, 57 Church Road, Whitchurch, Cardiff, CF14 2DY



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Ground Floor Flat



Property Description

Three bedroom ground floor duplex flat split over two floors offering traditional period features and a private rear garden. Internally the property offers large living space, open kitchen, three bedrooms, two bathrooms and an additional storage room. Allocated parking to the rear plus is private rear garden.

Tenure Leasehold

Council Tax Band

Floor Area Approx 1,065 sq ft

Viewing Arrangements
Strictly by appointment

PROPERTY DESCRIPTION

This beautifully presented three bedroom duplex flat sits itself on the prestigious Church Road and is set over two floors, ground floor and the basement. The flat offers stunning living accommodation with a generously sized living room with high ceilings, feature fireplaces and a beautiful bay window. Fully fitted modern kitchen with high gloss units and fitted appliances, Three spacious bedrooms two of which are situated on the ground floor plus bathroom complete with three piece suite. Finally on the basement level you will find a large master bedroom with bathroom and spacious storage room.

Outside the property offers allocated parking to the rear plus it's very own private rear garden which has been paved, ideal for outside dining/entertaining.

LOCATION

Whitchurch Village is a real hub of North Cardiff offering a range of shops, cafe and restaurants. With everything on your door step, including highly regarded primary and secondary schools within walking distance and great public transport links. There are also great road links for commuters leading in and around Cardiff plus easy access to the A470 and M4 corridor.

COMMUNAL HALL

Enter into communal hallway with stairs leading to all floors. Under stair storage cupboard houses metres for all flats. Door leading to flat one.

ENTRANCE HALL

Enter into hall which is open plan to kitchen space. Doors leading to all ground floor rooms. Staircase leading down to lower ground floor. Smooth walls and ceilings with spot lighting finished with laminate flooring. Door leading to lounge, bedroom two, bedroom three and bathroom.

LOUNGE

16' 1" x 12' 9" (4.91 into bay m x 3.91 into alcove) Feature original fireplace with gas fire. (Currently capped but can be re-instated.) Smooth walls and ceiling with decorative coving and central pendant light, finished with carpeted flooring. Upvc double glazed bay window with stained glass window to front.

KITCHEN

12' 8" x 7' 5" (3.88m x 2.27m) Fitted with a modern range of white base and eye level units with wooden worktops over. Built in oven, electric hob with cooker hood over. Inset stainless steel sink unit plus drainer. Integral

Flat 1, 57 Church Road, Whitchurch, Cardiff, CF14 2DY

fridge/freezer and space for washing machine.
Combi boiler wall mounted to external wall. Upvc double glazed window to side.

BEDROOM TWO

12' 11" x 9' 11" (3.95m x 3.04m)

Smooth walls and ceilings with a central light pendant, finished with laminate flooring. Upvc double glazed window to rear and Upvc double glazed door to rear garden.

BEDROOM THREE

7' 8" x 13' 3" (2.35 maxm x 4.05m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to rear and side.

BATHROOM

9' 10" x 4' 8" (3.02m x 1.44m)

Fitted with a modern three piece bathroom suite comprising bath, WC and wash hand basins. Tiled splash back with smooth walls and ceilings finished with spot lighting and tiled flooring. Upvc double glazed obscure window to rear. Single storage cupboard with fitted shoving ideal for towels abs bedding. With fitted radiator.

LOWER GROUND LANDING.

Carpeted stairs leading to lower ground floor. Doors leading to bedroom one, bathroom and storage room. Smooth walls and ceilings with a central light pendant finished with laminate flooring. (Underfloor heating throughout the lower ground floor area)

11' 11" x 11' 11" (3.64m x 3.64 maxm)

Smooth walls and ceilings with spot lighting wishing with laminate flooring and underfloor heating. Upvc double glazed window to side.

BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Fitted with a modern three piece suite comprising bath with shower over, WC and wash hand basin. Floor to ceiling tiled a with tiled flooring finished with spot lighting. Mains fitted extractor fan.

STORAGE ROOM

6' 9" x 11' 8" (2.08m x 3.56m)

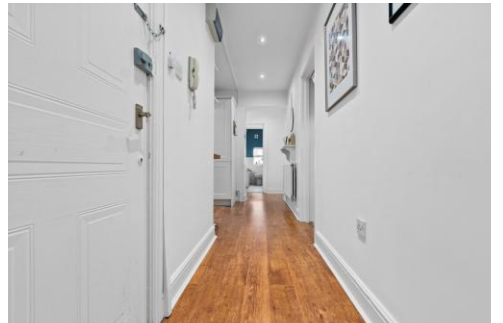
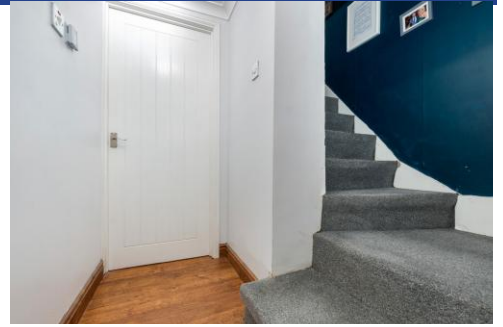
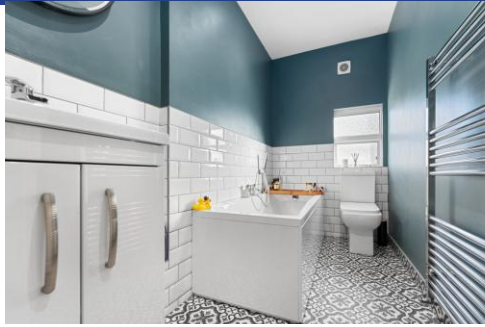
Smooth walls and ceilings with a central light pendant finished with laminate flooring.

OUTSIDE

Front - Communal front garden with front hedge proving ample privacy. Car access leading to rear parking area.

Rear - Private rear garden enclosed via fence surround which has been paved offering a great space for outside dining and entertaining. Garden shed to the side ideal for additional storage. Car park to the rear for residence only with allocated parking.

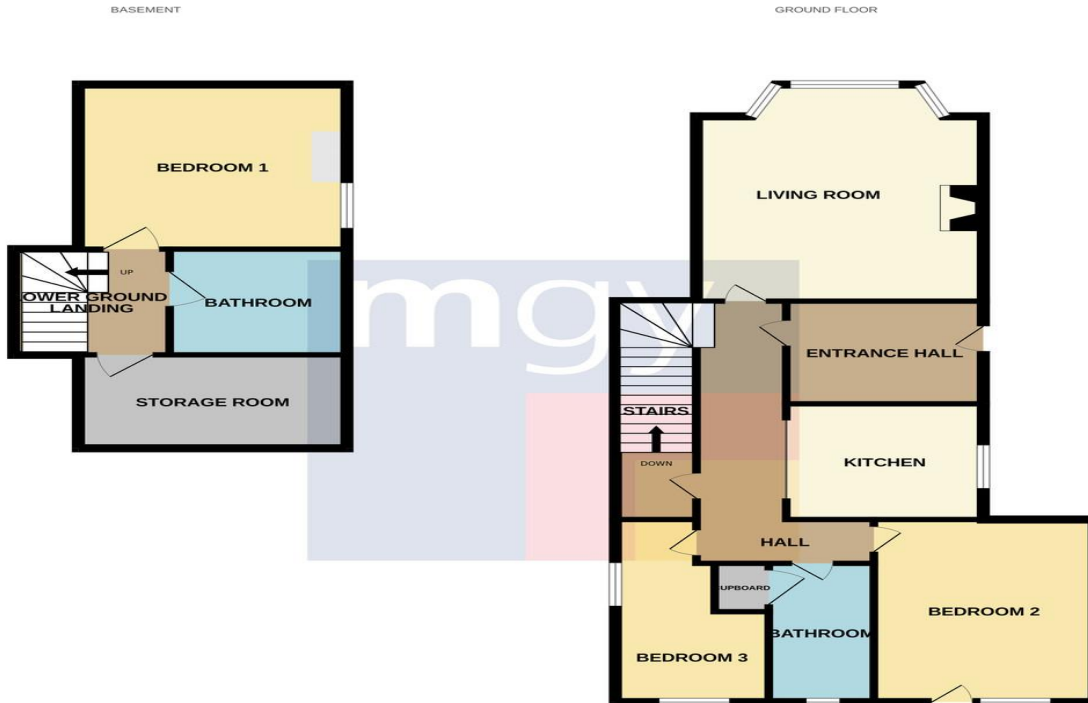
57 Church Road,
Whitchurch, Cardiff, CF14 2DY



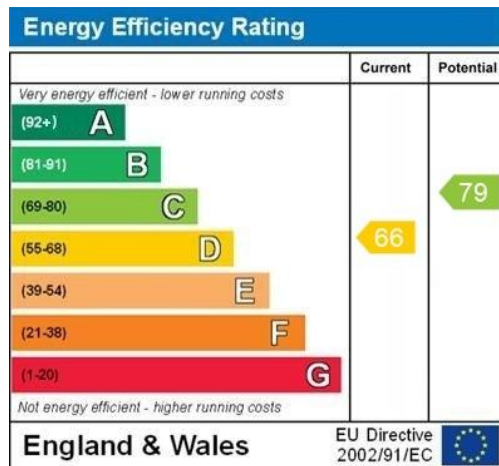
57 Church Road,
Whitchurch, Cardiff, CF14 2DY



57 Church Road, Whitchurch, Cardiff, CF14 2DY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2024



Whitchurch 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.