

9 Mervyn Road

Whitchurch, Cardiff CF14 1PQ

- Five bedrooms
- Walking distance to Whitchurch village
- Extended & very well presented
- Double glazed & gas central heating throughout
- Bathroom & en suite shower room
- Viewings highly recommended
- EPC D

Guide price £450,000

www.hern-crabtree.co.uk



A unique five bedroom bungalow situated within easy walking distance to Whitchurch village! Beautifully presented and offering spacious and versatile accommodation, with a good size plot, ample parking and well tended gardens. The property also benefits from a spacious bathroom, en suite shower room, dressing room and an open plan Kitchen/ Dining/ Living space.

Reception Hall

Storm porch leads to the front of the property with double glazed panelled front door with additional obscure glazed windows to the side allow for plenty of light in this spacious reception hall. Featuring wonderful high ceilings with textured finish and coving. Two panelled radiators. Power points. Fitted storage cupboards and white panelled colonial style doors to rooms.

Lounge 11'10" x 11'11" into recess (3.61m x 3.63m into recess)

A beautifully presented and spacious principle reception room with large double glazed window to the front elevation with aspect to the front garden. Wall mounted feature fireplace with gas living flame coal fire on raised hearth with ornate surround. Panelled radiator. Ample power points. TV aerial point. Limed oak skirting boards. Papered ceiling. Coving to the ceiling.

Kitchen / Dining Room 18'3" x 10'5" (5.56m x 3.18m)

A generous open plan Kitchen / Dining come Living room backing on to the rear garden with double glazed windows to the rear and side and double glazed door giving access to the rear and side of the property. Feature slate tiled flooring throughout. Kitchen area comprises of a range of matching wall and base units with white panelled doors and complementary black work tops over. Space for fridge freezer. Space for cooker with electric and gas points. Integrated dishwasher. One and a half bowl sink drainer with mixer taps over. Space for table and chairs and additional furniture for creating a really useful day room or ideal space for entertaining.



Papered ceiling. Coving to the ceiling.

Bedroom One 10'8" x 9'6" to wardrobes (3.25m x 2.90m to wardrobes)

A stylish master bedroom with double glazed window to the front elevation with aspect to the garden. Wood laminate flooring. Inset triple wardrobe with sliding doors, one of which is mirrored. Telephone point. Power points. Papered ceiling. Coving to the ceiling. Limed oak skirting boards.

Bedroom Two 11'11" x 7'10" (3.63m x 2.39m)

A good size, second bedroom with double glazed window to the rear elevation with aspect to the garden. Papered ceiling. Coving to the ceiling. Wood laminate flooring. Panelled radiator.

Bedroom Three 10'3" x 7' (3.12m x 2.13m)

A bright, spacious third bedroom featuring a sun tube window which is electronically controlled. Inset triple wardrobes providing generous storage with sliding doors, one of which is mirrored. Wood laminate flooring. Panelled radiator. Papered ceiling. Coving to the ceiling. Power points.

Bedroom Four 10' x 6'9" (3.05m x 2.06m)

A well proportioned fourth bedroom with double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Coving to the ceiling. Panelled radiator. Feature flooring. Built in double wardrobes.

Bedroom Five 16'2" max x 10'1" max (4.93m max x 3.07m max)

A large and very versatile room which could be a spacious room to be used for a 'granny annexe', or as a master bedroom suite with it's own bespoke dressing room and contemporary en suite shower room. Double glazed window to the front elevation. Feature flooring. Panelled radiator. Smooth plastered ceiling. Coving to the ceiling. White panelled colonial style door to:

Dressing Room 12'2" max x 6'8" max (3.71m max x 2.03m max)

Bespoke dressing room providing excellent storage facilities or could be used as a home office, or potentially as a perfect space for a kitchen - if being converted into an annexe. Feature flooring.

Double glazed window to the rear elevation. Smooth plastered ceiling. Access to the loft space.

En Suite Shower Room

A contemporary style Shower room fitted with a three piece suite in white comprising: fitted shower cubicle, wash hand basin and close coupled WC. Walls are part tiled. Smooth plastered ceiling. Extractor.

Family Bathroom 14'8" x 5'5" (4.47m x 1.65m)

A larger than average family bathroom, well designed and featuring a five piece suite in white comprising: corner bath with mixer taps, fitted shower cubicle, pedestal wash hand basin, bidet and close coupled WC. Feature Porcelanosa tiled walls. Feature flooring. Panelled radiator. Double glazed window to the side elevation. Access to loft space. Extractor.

Outside Front

The property occupies a wider than standard plot and so allows for generous off road parking with a block paved driveway. Feature dwarf walling with landscaped sunken garden. Gated side access to the rear garden.

Outside Rear

The rear of the property is a well designed garden with a generous paved sun terrace, ideal for outdoor furniture, families or those with pets. Lawned garden. Hedging. Enclosed with timber fencing. Gated pedestrian access to the front of the property.

