

Park Road

WHITCHURCH, CARDIFF, CF14 7BR

OFFERS IN EXCESS OF £775,000

**Hern &
Crabtree**



Park Road

Situated on the ever-popular Park Road, in the heart of Whitchurch Village, this attractive double bay-fronted Victorian home perfectly blends period character with modern family living. Beautifully set back from the road behind a generous frontage with off-road parking for multiple vehicles, the property is ideally positioned just a short walk from the village's excellent range of shops, cafés, restaurants and local amenities.

Thoughtfully extended to the side and rear, the home has been carefully designed to retain its original charm while creating bright, spacious accommodation for modern lifestyles. The standout feature is undoubtedly the impressive open-plan kitchen, dining and family room, fitted with a high specification, beautiful sage green solid wood Sheraton kitchen by Leekes. Two sets of bi-folding doors fill the space with natural light and open directly onto the private rear garden, creating a wonderful space for both everyday family life and entertaining.

The ground floor also offers a welcoming entrance hall, a stylish shower room, a practical utility room and a spacious bay-fronted living room.

The first floor comprises two generous double bedrooms, a family bathroom and a separate WC, while the second floor offers two further double bedrooms, ideal for a growing family, guests or those working from home.

Outside, the property benefits from a private, level rear garden, perfect for relaxing or entertaining, while the generous frontage provides ample off-road parking.



Approx 1798.00 sq ft

Council Tax Band: G

Entrance Hall

Entered via wood front door, double glazed window to the front, radiator, luxury vinyl tile flooring.

Cloakroom

Fitted with shower, w.c and wash hand basin, heated towel rail, recess lights, luxury vinyl tile flooring.

Utility

Space and plumbing for washing machine and a tumble dryer, radiator, recess lights, luxury vinyl tile flooring.

Living Room

Original sash window to the front, coved ceiling with ceiling rose, picture rail, two radiators, fireplace with wooden surround and tiled hearth.

Open Plan Kitchen/Dining Room

Kitchen fitted with a range of solid wood wall and base units with Iroko wood worktop over, a five ring gas hob with twin oven and grill, ceramic sink, breakfast island with wine rack, integrated fridge and freezer, integrated dishwasher.

Dining Area has Two sets of bi-fold doors to the rear, understairs storage, two radiators, fireplace with cast iron surround and slate hearth, built in cupboards, luxury vinyl tile.

First Floor Landing

Stairs rise up from the ground floor with wooden handrail, storage area housing the combination boiler.

Bedroom One

Single glazed sash bay window to the front, radiator, coved ceiling, picture rail, wooden flooring.

Bedroom Two

Single glazed sash window to the rear, radiator, coved ceiling, wood floor.

W.C

Single obscure glazed sash window to the side, w.c and wash hand basin, half tiled walls, tiled floor.

Bathroom

Double obscure glazed sash window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, recess lights, tiled walls and tiled floor.

Second Floor

Double glazed window to the side.

Bedroom Three

Double glazed window to the side, heated towel rail, wood floor.

Bedroom Four/Office

Double glazed window to the side and rear, radiator.

Garden

Enclosed by stone wall with timber fence above, paved and lawn area, Silver Birch tree, power point, gate to the side.

Front

Driveway for several cars, stone wall and conifers, gate, Cooper Beech tree.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G

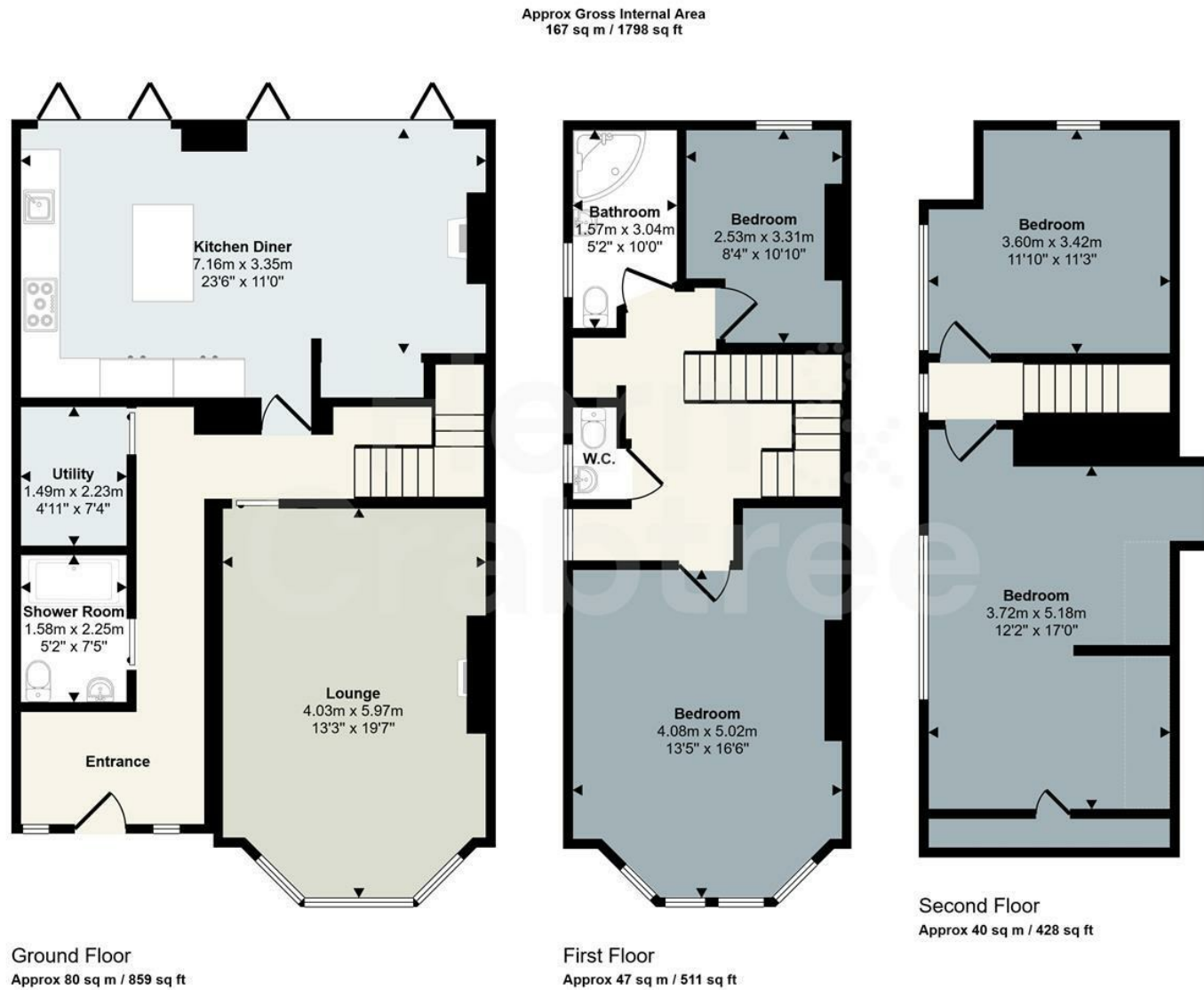
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	74
	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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