

Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EL

OFFERS IN EXCESS OF £415,000

**Hern &
Crabtree**



Silver Birch Close

A beautifully presented and stylish family home, ideally positioned in the highly sought-after Silver Birch Close in Whitchurch. This exceptional property offers convenient access to Whitchurch village, excellent motorway links, and Cardiff City Centre, while also falling within the catchment area for well-regarded primary and secondary schools.

The home is approached via a generous front driveway providing off-road parking. Upon entering, you are welcomed by a warm and inviting entrance hall, complete with a convenient downstairs WC. The lounge is bright and spacious, featuring elegant wood flooring and a feature fireplace and flowing seamlessly into a separate dining room enjoys a delightful outlook through French doors opening onto the landscaped rear garden.

An additional versatile reception room, formerly the garage, is currently used as a gym and home office, offering flexible living space to suit modern family needs.

The stylish kitchen has been thoughtfully designed with a range of base and eye-level units, and solid stone work surfaces. Integrated appliances include a dishwasher, fridge, and freezer, with space for a range-style cooker and overhead extractor. Double French doors provide direct access to the beautifully landscaped south facing rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single. The family bathroom has been recently upgraded and features a contemporary walk-in shower, wash basin, and concealed WC, all finished with modern, on-trend tiling.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



1020.00 sq ft

Entrance

Entered via a double glazed pvc door into the porch.

Porch

Wooden flooring. Radiator. Door to Cloakroom.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Part tiled walls. Continuation of the wooden flooring.

Living Room

Double glazed window to the front. Continuation of wooden flooring. Radiator. Picture rail. Electric fireplace with wooden mantle and hearth. Stairs to the first floor.

Home Office/Gym

Double glazed windows to the front. Coved ceiling. Radiator.

Dining Room

Double glazed patio doors to the rear. Radiator. Picture rail. Wooden panelled feature wall. Continuation of wooden flooring.

Kitchen

Double glazed patio doors and windows to the front. The kitchen is fitted with wall and base units with granite worksurfaces. Stainless steel sink. Six ring range master and oven. Integrated microwave. Space for washing machine, integrated dishwasher, integrated fridge and freezer. Breakfast island. Large larder cupboard. Spotlights. Tiled flooring.

FIRST FLOOR

Stairs from the living room.

Landing

Loft access hatch via pull-down ladder. Double glazed window to the side. Picture rail. Dado rail with panelling. Wooden banister.

Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Dado rail.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling.

Shower Room

Obscure double glazed window to the rear. Shower, W/c and wash hand basin. Tiled walls and floor. Heated towel Rail.

OUTSIDE

Front

Paved driveway. Lawn area.

Rear Garden

Enclosed south facing rear garden with timber fencing. Paved path leading to the shed. Paved sitting area. Wisteria tree. Power points. Cold water tap. Access to the side.

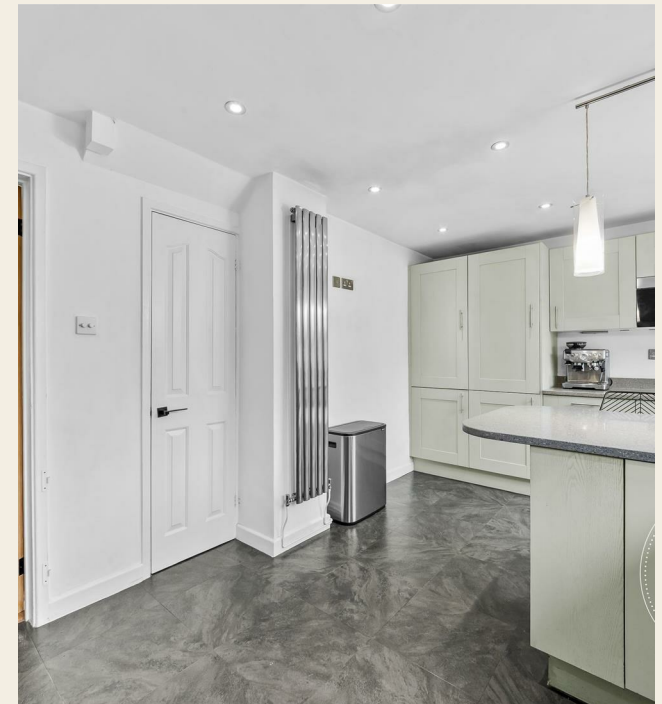
Tenure and additional information

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

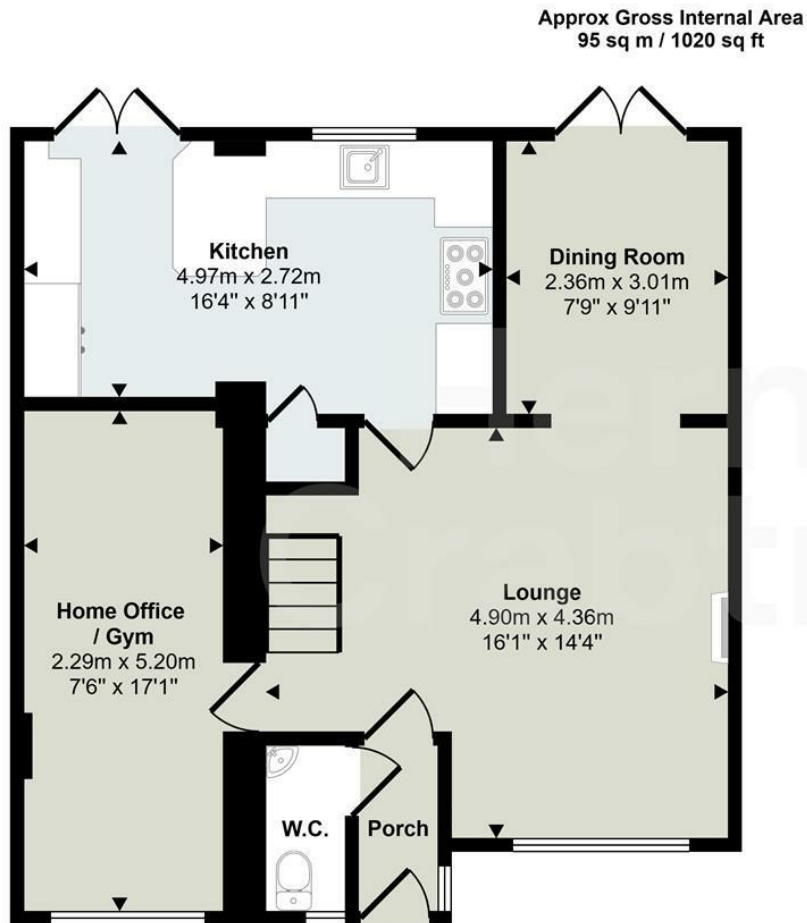
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

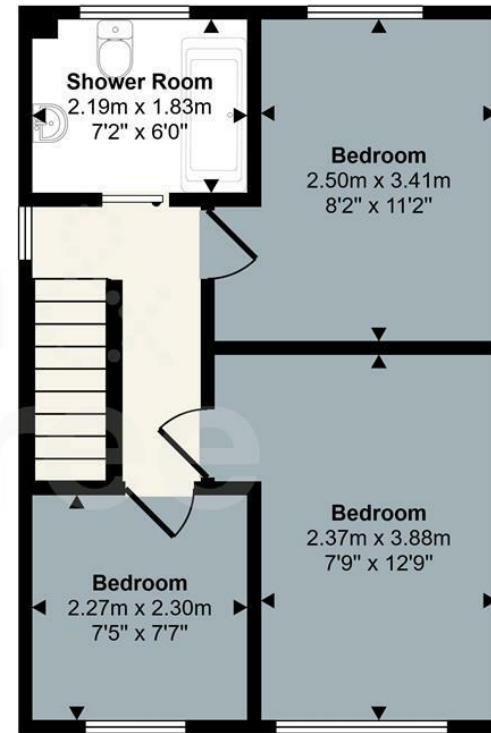
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Ground Floor
Approx 59 sq m / 636 sq ft



First Floor
Approx 36 sq m / 383 sq ft

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		72	80
		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.

