

# Sunnybank Close

WHITCHURCH, CARDIFF, CF14 1EQ

**GUIDE PRICE £525,000**

**Hern &  
Crabtree**



# Sunnybank Close

A beautifully presented and stylish four-bedroom family home, occupying a desirable corner position within the quiet cul-de-sac of Sunnybank Close, one of Whitchurch's most sought-after residential locations.

Ideally situated, this exceptional property offers convenient access to Whitchurch Village, excellent motorway connections, and Cardiff City Centre. It also falls within the catchment area for highly regarded primary and secondary schools, making it an ideal choice for families.

The property is approached via a generous driveway providing ample off-road parking. Upon entering, you are welcomed by a bright and inviting entrance hall.

The spacious lounge is filled with natural light and features attractive wood flooring and a charming feature fireplace, creating a warm and comfortable living space. This flows seamlessly into the open-plan kitchen/dining area, perfect for modern family living and entertaining. Added in 2023, the impressive orangery provides an additional reception space and enjoys a delightful outlook over the rear garden, with French doors opening directly onto the garden.

A further versatile reception room, converted from the former garage, is currently utilised as an additional sitting room but offers flexibility to suit a variety of needs, such as a home office, playroom, or snug. As well as having a utility area and a handy w.c.

To the first floor are four well-proportioned bedrooms, including a stylish principal bedroom with its own contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the private rear garden has been beautifully landscaped and offers an excellent balance of lawn, seating, and entertaining areas, creating the perfect setting for both family life and outdoor gatherings.



**1280.00 sq ft**

### Entrance Hall

Entered via a pvc front door, coved ceiling, stairs to the first floor, wooden flooring.

### Living Room

Double glazed window to the front, radiator, coved ceiling, fireplace housing an electric fireplace, storage cupboard,

### Dining Room

Large double glazed window to the front, radiator, panel wall, coved ceiling, wooden floor.

### Kitchen

Double glazed window to the rear, wall and base units with worktop over, one and a half bowl sink and drainer, a five ring gas hob with oven and grill combination, integrated wine fridge, integrated dishwasher, integrated fridge and freezer, wooden floors.

### Utility

Fitted with wall units with worktop over, cupboard housing the combination boiler, space and plumbing for a washing machine and tumble dryer, wooden floor.

### Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, heated towel rail, wooden floor.

### Orangery

Installed by Dunraven 2023, double glazed skylight to the front and side, double glazed window to the sides, vertical radiator, double glazed patio doors lead to the garden.

### First Floor Landing

Stairs rise up from the hall, access to loft space, storage cupboard.

### Bedroom One

Double glazed window to the front, fitted with mirrored wardrobes, radiator.

### En Suite

Double obscure glazed window to the front, corner shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

### Bedroom Two

Double glazed window to the rear, fitted with mirrored wardrobes, radiator.

### Bedroom Three

Double glazed window to the side and front, radiator, built in storage cupboard.

### Bedroom Four

Double glazed window to the rear, fitted with mirrored wardrobes, radiator.

### Bathroom

Double obscure glazed window to the rear, bath, w.c and wash hand basin, coved ceiling, heated towel rail, tiled walls and floor.

### Garden

Enclosed by timber fencing, lovely garden with patio area, steps to further paved sitting area and lawn, garden shed, raised flower beds, cold water tap, wooden side gate giving access back to the front.

### Front

Driveway, decking area.

### Tenure & Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - C

Council Tax - F

### Disclaimer

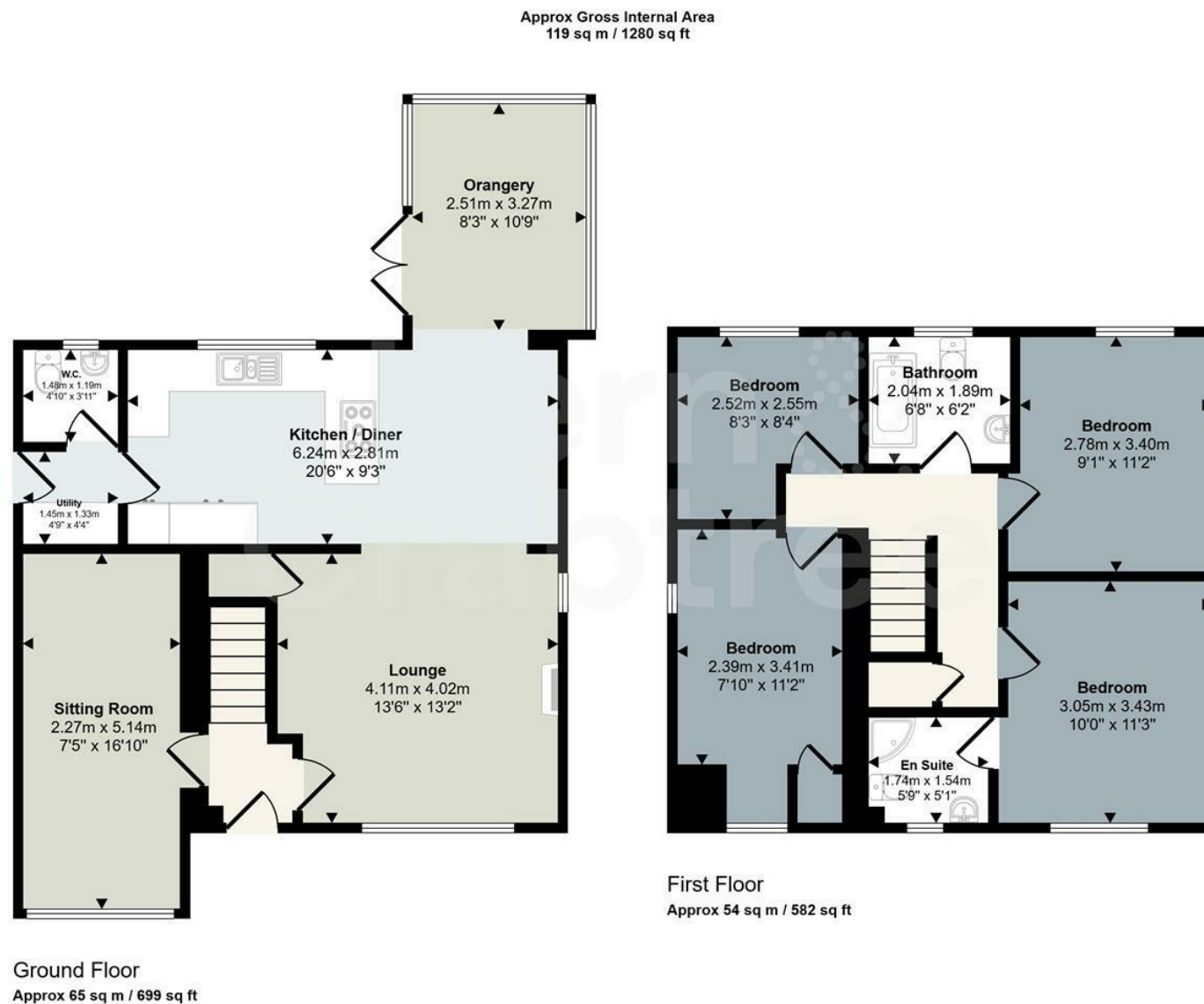
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.



# Hern & Crabtree

📞 02920 555 198 ✉️ [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk) 🌐 [hern-crabtree.co.uk](http://hern-crabtree.co.uk) 📍 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.