The Philog

WHITCHURCH, CARDIFF, CF14 1DX

GUIDE PRICE £395,000

Hern & Crabtree



The Philog

A beautifully presented three-bedroom semi-detached family home, thoughtfully transformed by the current owner to create a wonderful blend of contemporary style, charm and character.

This lovely home has been carefully improved and enhanced throughout, with a real attention to detail and a lovely sense of warmth and personality. Cleverly extended to the rear, the property now offers spacious and versatile accommodation, perfectly suited to modern family living whilst retaining a charming nod to its original character.

At the heart of the home is an impressive open-plan kitchen/dining/sitting area, providing a fantastic space for both everyday family life and entertaining. Flooded with natural light and featuring bi-folding doors opening directly onto the rear garden, this is a lovely space to relax and enjoy the home.

The ground floor is further complemented by a welcoming entrance hallway, a charming bay-fronted lounge providing a cosy and characterful reception room, and a useful utility room with WC.

To the first floor are three well-proportioned bedrooms and a family bathroom, completing the accommodation.

Externally, the property benefits from an enclosed rear garden, offering a pleasant space to enjoy the warmer months, while to the front there is off-street parking. A single garage provides further versatility and is currently set up as a home gym.

The Philog is perfectly located in Whitchurch, offering a charming village atmosphere whilst remaining conveniently close to Cardiff city centre. The area boasts a range of local shops, cafés, pubs and amenities, excellent transport links and a selection of well-regarded schools, including Whitchurch Primary School, Ysgol Gymraeg Melin Gruffydd, Whitchurch High School and Ysgol Gyfun Gymraeg Glantaf. Whitchurch Common also provides a lovely nearby green space.











Approx 1138.00 sq ft

Council Tax Band: E

Entrance
Tiled floor and sides, meter cupboard, double obscure glazed window to the side, then via a pvc front door into hallway, radiator, ceiling rose, coved ceiling, stairs to the first floor with understairs storage cupboard, herringbone parquet flooring.

Living Room
Double glazed bay window to the front, ceiling rose, radiator, picture rail, fireplace with wooden mantle, herringbone parquet flooring.

Kitchen/Living/Dining Room
Kitchen has double gazed window to the side, wall and base units with worktop, ceramic sink, a four ring gas hob with integrated electric oven and grill, space and plumbing for dishwasher,
recess lights, coved ceiling, tiled flooring.

Living/dining Room has coved ceiling, radiator, double glazed bi fold doors to the garden, herringbone parquet flooring.

Utility/Cloakroom
Double obscure glazed window to the rear, w.c and wash hand basin, worktop with space below for appliances, cupboard housing the combination boiler, tiled flooring.

First Floor Landing
Stairs rise up from the hall with wooden handrail, coved ceiling, radiator, double obscure glazed window to the side.

Bedroom One
Double glazed bay window to the front, radiator, coved ceiling, wooden floorboards.

Bedroom Two
Double glazed window to the rear, radiator, coved ceiling, wooden floorboards.

Bedroom Three
Double glazed window to the front, radiator, coved ceiling, wooden floorboards.

Bathroom
Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, access to loft space, tiled floor.

Garden
Enclosed by low rise wall with fence above and fencing to other side with gate giving access to the front, paved, lawn, raised flower borders and mature trees.

Garage and Parking
With up and over door to the front, power. Parking to the side of the house for at least four vehicles.

Front
Low rise brick wall at the front, a paved front with steps to storm porch.

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.











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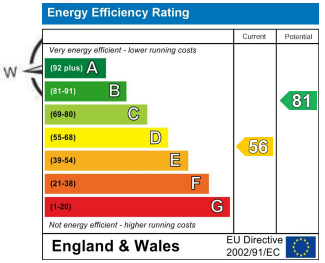
Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 47 sq m / 510 sq ft



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