Silver Birch Close

WHITCHURCH, CARDIFF, CF14 1EL

OFFERS IN EXCESS OF £405,000

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.

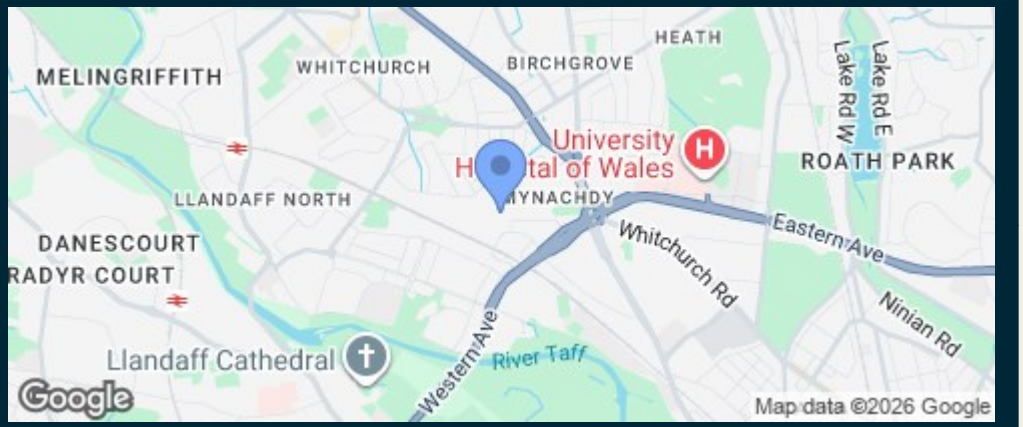
The home is approached via a generous front driveway providing off-road parking. Upon entering, you are welcomed by a warm and inviting entrance hall, complete with a convenient downstairs WC. The lounge is bright and spacious, featuring elegant wood flooring and a feature fireplace and flowing seamlessly 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.













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Approx 1020.00 sq ft

Council Tax Band: E

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
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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.



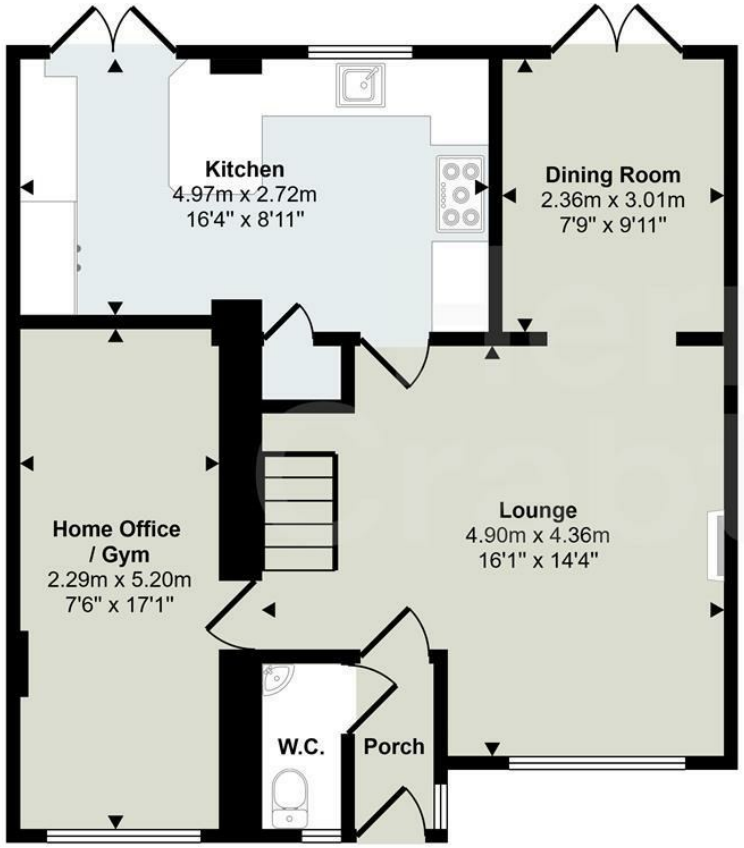




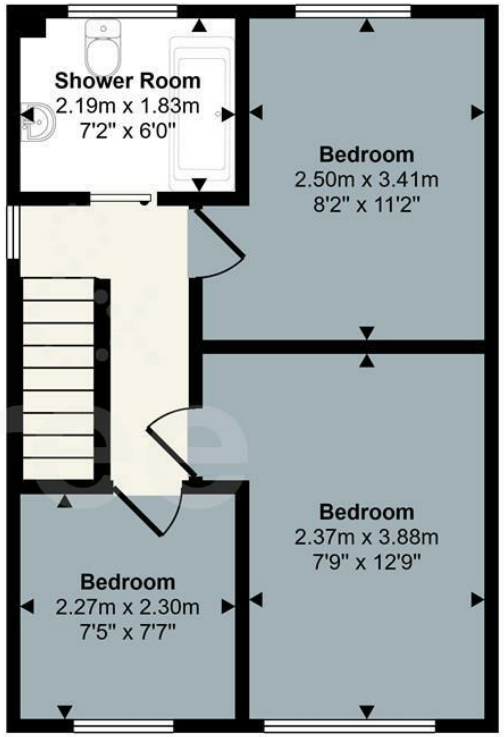




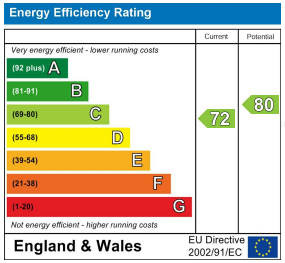
Approx Gross Internal Area
95 sq m / 1020 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft



First Floor
Approx 36 sq m / 383 sq ft



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.

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Hern & Crabtree

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