

# Ash Grove

Whitchurch, Cardiff CF14 1BE

Offers in excess of

£375,000





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This superbly appointed detached family residence offers excellent school catchments, spacious accommodation throughout, a great size garden and has open aspect views across playing fields.

Situated on Manor way, this property offers fantastic access to the M4 whilst having great links in, out and around the city with both private and public transport.

The property briefly comprises entrance porch, hallway, lounge, dining room, kitchen/breakfast room, pantry and WC. To the first floor there are three good size bedrooms along with shower room. The garage is integral to the property with a driveway leading to front and rear manicured gardens along with a gate onto the playing fields behind. The property offers much charm with its retained original features and demands an internal viewing to appreciate.



## Entrance

Entered into a porch with double glazed french door to the front. Tiled flooring.

## Entrance Hall

Stairs to first floor. Wood parquet flooring. Radiator. Under stairs storage cupboard. Doors to:

**Dining Room** 15'8" max into bay window x 14'11" max (4.78m max into bay window x 4.55m max)

Double glazed pvc bay window to the front. Herringbone wood flooring. Gas fire place with tiled surround and coved ceiling. Wall lights. Radiator.

**Lounge** 11'7" x 12'10" (3.53m x 3.91m)

Double glazed french doors lead to the garden. Radiator. Herringbone wood flooring. Gas fire place with tiled surround. Picture rail. Coved ceiling with ceiling rose.

**Kitchen/Breakfast Room** 15' max x 11'5" max narrowing to 7'11" (4.57m max x 3.48m max narrowing to 2.41m)

Double glazed windows to the rear. Wall and base units with work tops over. One and a half bowl ceramic sink and drainer with swan neck mixer tap. Tiled splash backs. Space for gas cooker with a concealed cooker hood over. Plumbed for washing machine. Plumbed for dishwasher. Space for base fridge. Tiled flooring. Breakfast bar. Radiator. Double glazed obscure pvc door out to the garden. Door to walk in pantry. Door to garage.

## Pantry

Shelving. Tiled flooring. Door to cloak room.

## Cloak Room

WC. Wash hand basin. Radiator. Tiled flooring. Double glazed obscure window to the side.

## First Floor

Stairs rise up from the entrance hall. Wooden hand rail. Wrought Iron railing.

## Landing

Double glazed obscure stained glass window to the side. Loft access hatch.

**Bedroom One** 15'3" max x 11'6" max (4.65m max x 3.51m max)

Double glazed pvc bay window to front. Column style radiator. Series of fitted half mirrored wardrobes.

**Bedroom Two** 12'10" max x 11'8" max (3.91m max x 3.56m max)

Double glazed pvc window to the rear over looking the rear garden and towards the playing fields. Built-in wardrobes ( boiler housed here). Radiator. Coved ceiling.

**Bedroom Three** 8'10" max x 8'9" max (2.69m max x 2.67m max)

Double glazed pvc window to the front. Radiator. Coved ceiling.

**Shower Room** 7'5" max x 8'3" max (2.26m max x 2.51m max)

Shower room with double glazed obscure window to the rear. WC. Wash hand basin with base vanity unit. Double shower with plumbed shower and glass splash back screen. Radiator/ heated towel rail. Half tiled walls. Tiled flooring. Light up shaver mirror.

## Outside

### Rear Garden

Enclosed landscaped rear garden with a circular central lawn with sweeping path around. Two patio sitting areas. Raised flower borders with mature shrubs and trees. Gated leading out to the playing fields to the rear. Purpose built outside storage. Outside cold water tap. Twin gates leading out to the front of the property.

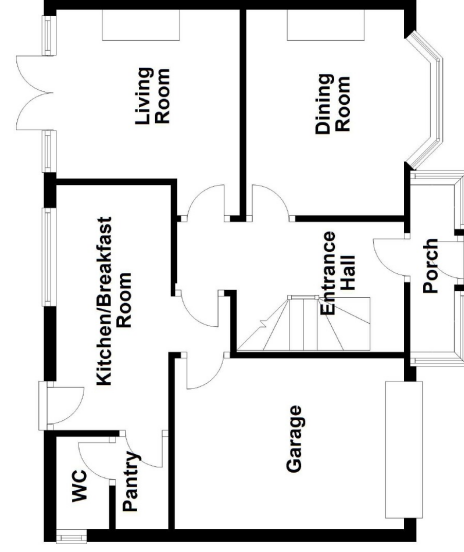
### Garage

Integral single garage with manual up and over door. Power and light. Double glazed pvc obscure window to the side. Valiant gas combination boiler.

### Front

Off Street parking driveway for one to two vehicles. Lawn to front with low rise brick wall and mature shrubs. Outside light.

Ground Floor



First Floor

