

26 Court Road

Whitchurch CF14 1HN

- Highly sought after
- Extended accommodation
- No onward chain
- Kitchen Breakfast Room
- Integral Garage & Drive
- Beautiful Gardens
- Rear Overlooks Fields
- Popular Village

Guide price £375,000

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This spacious semi detached family home offers a superb outlook with park views, a good size plot and is offered for sale with no onward chain.

Situated in a very sought after area in Whitchurch village, with easy walking distance to sought after primary & secondary schools, all village amenities and excellent transport links - this is a prime location for families and commuters alike!

The accommodation has been extended and is of good size and in brief comprises: a spacious and light hall with ground floor cloakroom, a bright lounge with bay window, a spacious living/ dining room with patio doors out to the well maintained garden and a good size modern kitchen/ breakfast room completes the ground floor space. Upstairs are three generous size bedrooms and a good size family bathroom.

To the front of the property is a driveway offering good parking and a lovely garden and to the rear is a superb garden backing on to the park.

Entrance

Entered via double glazed PVC door with obscure glazing to the front into entrance hall.

Hallway

Stairs to the first floor, radiator, under stair storage cupboard, doors leading off to:

Cloakroom

WC, wash hand basin, tiled flooring.

Lounge 13'2 max into bay x 11'8 (4.01m max into bay x 3.56m)

Double glazed PVC bay window to the front, radiator, gas fireplace, TV point.

Sitting room/diner 18'7 max x 12'3 max (5.66m max x 3.73m max)

Double glazed aluminium sliding patio doors to garden with matching window to the rear. Two radiators, TV point, door to kitchen.

Kitchen/Breakfast room 17'6 max x 9'0 max (5.33m max x 2.74m max)

Double glazed sliding patio doors out to the rear garden with double glazed window to the side. Range of wall and base units with work tops over. Four ring gas hob with cooker hood over, tiled splash backs, integrated oven. Twin bowl sink and drainer, space for fridge freezer, radiator, tiled flooring. Door from the kitchen leading to the garage.



First floor

Stairs rise up from the entrance hall, double glazed obscure window to the side offering light onto landing.

Landing

Door access to:

Bedroom One 12'6 x 8'10 to wardrobe (3.81m x 2.69m to wardrobe)

Double glazed PVC bay window to the front, fitted, mirrored sliding wardrobes and fitted dresser, radiator.

Bedroom Two 10'6 max into recess x 11'0 (3.20m max into recess x 3.35m)

Double glazed PVC window to the rear, fitted wardrobes and dresser unit, radiator.

Bedroom Three 7'2 max x 9'7 max (2.18m max x 2.92m max)

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

Family Bathroom 7'1 max x 8'0 max (2.16m max x 2.44m max)

Double glazed PVC obscure window to the side and rear. Wash hand basin with base vanity unit, bath with electric shower over, WC, vinyl floor, tiled walls and radiator. Loft access hatch.

Outside

Front

Off street parking driveway to the front, enclosed with mature hedge, lawn area.

Integral Garage

Integral garage accessed via the kitchen. Up and over door to the front with power and light.

Rear

Enclosed rear garden with lawns, paved patios area, glass greenhouse, mature shrubs, trees and flower borders. Gate access to the playing fields behind.

Tenure

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

Great news!

This home has 3D and 2D
interactive floorplans

**Hern &
Crabtree**

Just click on the “**virtual tour**” tab
and you can find the plans along the
bottom of the screen



Virtual Tour



Description Map & Street View **Virtual Tour** SchoolChecker Market Info

■ VR TOUR & 3D FLOOR PLAN

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