

## 5 Maelog Road

Cardiff CF14 1HP

- Semi Detached House
- Four Bedrooms
- Sought after location
- Ground floor Cloakroom
- Open plan Kitchen/diner
- Off road parking
- Enclosed rear garden
- EPC - To follow

Guide price £475,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



A beautifully presented, traditional semi-detached family home located in the sought after area of Whitchurch. The amenities of the bustling village, good schools and excellent commuting links to the city centre of Cardiff, M4 and A470 are all within easy reach.

Accommodation comprises of: Entrance porch, hallway, lounge, open plan sitting room/ Kitchen diner, utility room and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor is a master bedroom with en-suite bathroom. The property further benefits from a drive way for off road parking and enclosed rear garden.

Viewings are recommended and can be arranged by contacting our Whitchurch branch.

### Entrance Porch

Porch with double glazed PVC door to the front, tiled flooring, traditional wood and stained glass door into entrance hall.

### Hallway

Stairs rising to the first floor, radiator, wood block flooring, picture rail and under stair storage cupboard.

**Lounge** m14'5 into bay x 1'9 max into recess (m14'5 into bay x 0.53m max into recess)

Double glazed PVC bay window to the front, radiator, Gas fireplace with stone hearth and surround. TV point, wood parquet flooring, picture rail, coved ceiling and ceiling rose.

**Sitting room/ Kitchen/Diner** 23'3 max x 17'11 max (7.09m max x 5.46m max)

Open plan sitting room and kitchen diner. Sitting room area offers wood parquet flooring, radiator and a traditional Cast Iron fireplace, picture rail and large squared off archway into the kitchen diner.

### Kitchen/diner area

Dining area offers bi-fold double glazed doors leading out to the garden, radiator and tiled flooring. Also has a series of double glazed skylight windows. Kitchen area offers wall and base units with wood work tops over, 1.5 bowl stainless steel sink with mixer tap and tiled splash backs. Integrated full length dishwasher, four ring 'Neff' ceramic hob, stainless Steel splash back and cooker hood over. Integrated 'Neff' oven and integrated 'Neff' microwave. Integrated fridge/freezer. Tiled flooring in the Kitchen area.

### Utility Room

Accessed from the entrance hall. Plumbing for washing machine and space for a double stacked condensing tumble dryer. Stainless steel sink and drainer, tiled splash backs, vertical radiator and tiled flooring with a half double glazed obscure door leading out to the side garden. Door to downstairs Cloakroom.

### Cloakroom



WC, tiled flooring and extractor fan.

### First Floor

Stairs rise up from the entrance hall with a wooden handrail and spindles.

### Landing

Double glazed stained glass window to the side offering light, wooden Bannister and stairs rising to the second floor.

**Bedroom Two** 14'5 max into bay x 11'1 max (4.39m max into bay x 3.38m max)

Double glazed PVC bay window to the front, radiator and picture rail.

**Bedroom Three** 12'8 max x 11'1 max (3.86m max x 3.38m max)

Double glazed window to the rear, radiator, built-in storage cupboards, one of which is an airing cupboard housing a 'Worcester' combination boiler. Picture rail.

**Bedroom Four** 7'3 max x 6'7 (2.21m max x 2.01m)

Double glazed window to the front, radiator and picture rail.

**Family bathroom** 6'6 x 6'10 (1.98m x 2.08m)

Double glazed obscured PVC window to the rear, WC, bath with shower off the mixer tap and glass splash back screen. Wash hand basin, heated towel rail, fully tiled walls and vinyl floor.

**Second floor**

Stairs rise up from the first floor landing with a wooden handrail. Double glazed skylight window for natural light.

**Bedroom One** 21'0 max x 10'11 (6.40m max x 3.33m)

Double glazed French doors to a Juliette balcony with a glass balustrade. Spot lights, double glazed skylight window to the front, series of built-in wardrobes and storage into the eaves. Radiator and door to en-suite.

**En-suite** 8'3 x 5'2 (2.51m x 1.57m)

Double shower with plumbed shoer and separate shower head attachment. WC, wash hand basin and shaver point, mirrored vanity unit. Half tiled walls, tiled flooring, heated towel rail and extractor fan. Double glazed obscure window to the rear.

**Outside****Front**

Key block driveway for off street parking with low rise walls and mature shrubs and hedge along with stone chipping and a gate to the side. Outside light.

**Rear**

Enclosed rear garden with brick wall, mature hedges and trellises. Split into three levels with paved patio, raised decked sitting area and steps leading up to a lawn area with raised flower borders stocked with a selection of shrubs and flowers. Further raised decked sitting area with pergola. Outside lights and a small side return which offer gated access to the front. Stone chippings and a timber frame storage shed, cold water tap and door access into the Utility room.

**Tenure**

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

