

27 Ash Grove

Whitchurch, Cardiff CF14 1BD

- Detached
- Four Bedroom
- Excellent standard
- Ground floor WC
- Garage
- Enclosed rear garden
- Convenient location
- EPC - To follow

Guide price £475,000

www.hern-crabtree.co.uk



This detached family residence set in Whitchurch has been extended and converted and is conveniently located with the amenities of Whitchurch village and schools within walking distance as well as easy access to the A470 & M4.

Accommodation briefly comprises of: Entrance, hallway, lounge, cloakroom, open plan sitting room / diner/ kitchen and utility room to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor is the primary bedroom and ensuite. The property further benefits from an enclosed rear garden with lane access through to Heol Y Forlan.

Viewings are highly recommended to appreciate the size and quality of accommodation on offer.

Entrance

Entered via a composite door with obscure stained glass panels and double glazed obscure window to the side. Bench and cloak area to the side, tiled floor, leading to:

Hallway

L-shaped hallway, double glazed obscure window to the side, radiator, stairs to the first floor, laid to carpet, doors to:

Lounge 12'4 x 11'11 (3.76m x 3.63m)

'Stadip silence' double glazed upvc noise reducing windows to the front, radiator, TV point, electric feature fire, coving to the ceiling.

Inner lobby

Entered from hallway, Slate tiled floor, utilities cupboard and door to:

Cloakroom

Double glazed obscure window to the side, WC, wash hand basin, tiled floor.

Open Plan Sitting room / Diner/ Kitchen 18'7 x 11'8 (5.66m x 3.56m)

Sitting room/ Diner

Double glazed bay window to the rear, wood parquet flooring, cast Iron wood burning stove with exposed brick and tile surround, Slate hearth. Radiator, ample space for dining table and chairs. Open to Kitchen.

Kitchen

Double glazed PVC window to the side, range of cream high gloss wall and base units with Granite work tops over. Belfast sink with mixer tap over, concealed 'Worcester' combination boiler. Space for a five ring gas range cooker, chimney style extractor over. Tiled flooring, obscure glass and wood door to Utility.

Utility 8'7 max x 7'10 max (2.62m max x 2.39m max)

Double glazed obscure window to the side, wall and base units with work top over, space and plumbing for washing machine and tumble dryer, space for American style fridge freezer. Slate tiled flooring and double glazed PVC French doors leading out to the rear garden patio.



First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed window to the side, wooden Bannister, doors to all rooms and stairs leading to the second floor.

Bedroom Two 11'0 x 11'4 (3.35m x 3.45m)

Double glazed PVC window to the rear aspect, radiator.

Bedroom Three 12'5 x 9'1 (3.78m x 2.77m)

'Stadip silence' double glazed upvc noise reducing windows to the front, radiator, shelving in recess, under stair storage alcove.

Bedroom Four 16'5 max x 5'9 (5.00m max x 1.75m)

Double glazed PVC window to the front, radiator, built in storage cupboard/ wardrobe.

Bathroom 10'11 x 6'11 (3.33m x 2.11m)

Obscure double glazed windows to the side and rear aspect. Claw foot, roll top bath with mixer tap and shower head off the mixer, wash hand basin, low level WC, walk in style shower with tiled walls and flooring, under floor concealed shower tray, glass enclosure, mixer drench raindrop shower head. Half tiled walls and wood effect flooring, traditional column style radiator, spot lights and 'Triton' luxury body dryer with remote control.

Second floor

Door from hall and stairs rising to the primary bedroom.

Primary Bedroom 25'7 max x 12'5 max (7.80m max x 3.78m max)

Stairs rise up from the first floor landing with wooden Bannister and spindles. Spacious converted bedroom with double glazed PVC window to the side and two double glazed obscure windows to the back providing natural light. Radiator, storage into the eaves, door to Ensuite. Storage/wardrobe area. Fully insulated with 'Triso Super 10+' insulation. Floor to ceiling height 7'9 max. (Partial restricted headroom.)

Ensuite

Wood and obscure glass door into ensuite. Double glazed, obscured PVC window, shower cubicle with electric shower, tiled toiletries alcove and glazed glass enclosure. Wash hand basin with base vanity unit, heated towel rail and WC. Storage shelving, spot lights, extractor fan, tiled walls and floor.

Outside

Front

Wrought Iron gate, paved path to front step and door. Path to the side gate accessing the rear garden. Front lawn area and mature hedge.

Rear

Enclosed rear garden with brick wall, paved patio sitting area, artificial lawn area. Mature tree and flower borders. Pedestrian access to garage, paved path and gate access to the rear lane.

Garage

Obscure glass door access from the garden, window to the side, garage backs onto the rear lane access and Heol Y Forlan.

