



Ash Grove, Whitchurch Cardiff

£440,000 Freehold

pa black



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A substantial detached 4/5 bedroom family house, modernised and extended in recent years and providing exceptional living space with the benefits of a private three car entrance drive, approached from a private lane and enclosed by electric sliding fob operated gates. This large and very deceptive property includes two halls, one approached from the front garden which is screened from the road by natural high mature hedgerow, and a second approached from the rear gardens. A 29 FT lounge leads to a open plan dining room, whilst a stylish fitted kitchen leads to an 18 FT breakfast room. There is also a useful separate utility room and a stylish modern white downstairs cloak room. The first floor includes a capacious master bedroom suite (21'2 x 16'2), equipped with a stylish modern contemporary ensuite shower room. There is a further double size bedroom and a large modern family bathroom, equipped with a full double size Jacuzzi bath, a bidet, a slim line wc and a separate shower cubicle. The third bedroom on the first floor has been opened into the main landing and now currently acts as a very bright open plan sitting room with first floor views! In recent years the roof has been converted into two further bedrooms and a modern white shower room, complimenting the living space, ideal for a growing family. The roof conversion boasts two dormers, both clay tiled and complimenting the external aesthetics of the house.

The Property

Improvements include white PVC double glazed windows, gas heating with panel radiators and a modern Worcester gas boiler, white panel doors with chrome handles, porcelain tiled floors, a white high gloss fitted kitchen with integrated appliances, a wide double width block paved entrance drive with ample private parking, and stylish fittings within the three bathrooms and the downstairs cloak room. The outside garden space includes a frontage garden, enclosed for privacy and comprising a centre path and two side lawns, a wide side garden, level and paved as a sun terrace, inset with a six post pergola with a hipped poly carbonate roof, whilst the rear gardens chiefly comprise a large driveway, a small lawn, a block built useful outside store and a charming stone tiered water feature providing a relaxing ambience.

Entrance Hall

11' 11" x 9' 6" (3.63m x 2.90m)

Approached by a PVC front entrance door, porcelain tiled floor, coved ceiling, double radiator, staircase to first floor landing, double doors leading into the dining room, door to breakfast room, door to kitchen.

Kitchen

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

Well fitted along three sides with an extensive range of floor and eye level units, high gloss doors and drawers, slim line chrome handles, modern work surfaces, stainless steel sink unit with drainer and chrome mixer taps, integrated five ring gas hob, stainless steel canopy style extractor hood, integrated electric oven and separate grill, ceramic tiled floor, part ceramic tiled walls, glass fronted display cabinets, ceiling with spot lights, coved ceiling, PVC window to front, radiator, space with plumbing for an automatic dish washer, PVC window to side, open plan to the breakfast room, radiator.





Breakfast Room

7' 3" x 14' 8" (2.21m x 4.47m)

Double radiator, PVC window to side, coved ceiling.

Utility Room

4' 2" x 7' 3" (1.27m x 2.21m)

Space with plumbing for a automatic washing machine, ceramic tiled floor, space for a tumble dryer, coved ceiling, PVC window to side, wall mounted Worcester gas boiler.

Dining Room

11' 11" x 12' 7" (3.63m x 3.84m)

Approached from the hall, open plan to lounge, porcelain tiled floor, coved ceiling, double radiator.

Lounge

16' 1" x 28' 10" (4.90m x 8.79m)

A capacious room, porcelain tiled floor, PVC double glazed french doors opening onto a side garden, PVC side screen windows, two PVC tilt and turn windows to rear gardens, two velux double glazed windows, ornate coving, two double radiators.

Rear Hall

6' 9" x 12' 3" (2.06m x 3.73m)

Increasing to 8'11 into a bay with inset outer door. Approached from the rear gardens and driveway, white panel doors, glass



block windows, coved ceiling, double radiator, two built out cloaks hanging cupboards.

Downstairs Cloakroom

6' 10" x 4' (2.08m x 1.22m)

Stylish modern contemporary white suite, porcelain tiled floor, ceramic tiled walls, slim line wc, glass wash hand basin with chrome mixer taps and a pop up waste, stylish chrome towel rail/radiator, PVC window to side, glass block window to rear, coved ceiling, extractor fan.

First Floor Landing

Laminate floor, coved ceiling, spindle balustrade landing, PVC window to side.

Master Bedroom

21' 2" x 16' 2" (6.45m x 4.93m)

Plus an entrance recess (6'9 x 3'0). A capacious master bedroom, inset with two PVC windows to side aspect, further PVC window to rear, coved ceiling, two double radiators.

En Suite Shower Room

5' 9" x 6' 2" (1.75m x 1.88m)

Modern white suite comprising ceramic tiled shower cubicle with chrome shower unit, shaped wash hand basin with



chrome mixer taps, slim line wc, ceramic tiled walls and floor, coved ceiling, chrome extractor fan, radiator, ceiling with spot lights.

Bedroom Two

10' 11" x 13' 5" (3.33m x 4.09m)

Increasing to 13'5 into a splayed bay window. Laminate wood floor, PVC window to rear, coved ceiling, radiator.

Bedroom Three/sitting Room

10' x 12' 5" (3.05m x 3.78m)

Completely open plan to the main first floor landing, a versatile area currently used by the owners as a sitting room, but original a bedroom having had the adjoining wall to the landing removed in recent years. PVC window to front, double radiator, coved ceiling.

Family Bathroom

7' 2" x 10' 11" (2.18m x 3.33m)

Quality modern white suite, ceramic tiled walls, ceramic tiled floor, large shaped Jacuzzi bath, double in size, mixer taps and two bath seats, slim line wc, bidet, shaped wash hand basin with mixer taps, ceramic tiled shower cubicle with a chrome shower unit and clear glass screen and door, PVC window to rear, coved ceiling, double radiator.



Second Floor Landing

Approached by a returning staircase from the first floor landing.

Bedroom Four

11' 2" x 15' 9" (3.40m x 4.80m)

Access to many low level eaves storage units, PVC window to side, radiator.

Bedroom Five

6' 6" x 12' 4" (1.98m x 3.76m)

L shaped room extending to 15'2 max. A shaped room with access to multiple eaves storage space, PVC window to rear, radiator, velux double glazed window to rear.

Shower Room

6' x 5' 1" (1.83m x 1.55m)

Modern white suite, ceramic tiled floor, ceramic tiled walls, ceramic tiled shower cubicle, Triton shower unit, shaped wash hand basin, chrome mixer taps, pop up waste, slim line wc, radiator, velux double glazed window, extractor fan.

Front Gardens

Level and laid to two small lawns, inset with an entrance path, approached by a garden gate, the front enclosed by a low brick wall, with a screen of hedgerow to afford privacy.



Side Gardens

Secluded and enclosed, set out as a paved patio area, with a secure pergola, access to the rear gardens.

Rear Garden

Comprising a small lawn, garden store and leading straight into the main drive.

Entrance Drive

Three car private entrance drive, approached by electric sliding gates, access from a lane.

Location

Whitchurch (Welsh Yr Eglwys Newydd eglwys church + newydd new) is a suburb in the north of Cardiff, capital of Wales. It is approximately 3 miles north of the centre of the city on the A 470 road and A 4054 road. Its estimated population as of 2004 was 15,649. It falls within the Whitchurch & Tongwynlais ward.

Schools

There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penline Road. Ysgol Gymraeg Melin Gruffydd, a



very successful two form entry Welsh-medium primary school located on Glan-Y-Nant Road. The current Headteacher is Mr Illtyd James and under his leadership the school received a superb Estyn inspection report in 2015 and is categorised as a Green school by Welsh Government. The school's motto is 'Cofia ddysgu byw...'

Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 pupils from 3–11 years on roll. The school opened it's doors in September 2012 following the closure of Eglwys Newydd Primary School and Eglwys Wen Primary School. The school was officially opened by international footballer and former pupil Gareth Bale and it's motto is 'Work together, play together, succeed together'. Whitchurch Primary School received a glowing Estyn inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

Amenities

Within walking distance is the village of Whitchurch with its comprehensive amenities including a wide range of local shops and stores serving every day needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a super market, Peacock's and chemist's to mention just a few!





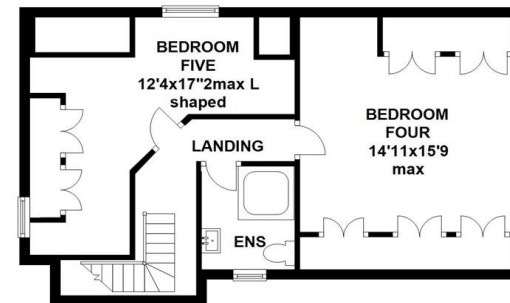
GROUND FLOOR 1118 SQUARE FEET



FIRST FLOOR 831 SQUARE FEET



SECOND FLOOR 500 SQUARE FEET



26 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DH

EPC Rating: C

Property Ref: WHI302154 - 0006



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