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30 Ash Grove, Whitchurch, Cardiff, CF14 1BE

Offers in the region of £500,000

 **black**

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A large Gable fronted detached four double bedroom family house, built circa 1936, and occupying a super sized garden plot, level and enclosed and backing onto the playing fields of Cae Delyn Park. This substantial double fronted property is approached by a private entrance drive, leading to a large attached garage (21'9 x 13'4), with additional workshop space, internally approached also by a useful outer hall/utility with easy access courtesy door, together with a further outer door that leads onto the large private gardens. The gardens extend also to the side of the house, (26'6 x 15'3), allowing scope for extension, subject to the required planning permission and building regulation approval. The property benefits sealed double glazed windows, gas heating with panel radiators and vertical radiators and a modern boiler installed within the last five years.

The versatile and well-designed living space provides over 1800 square feet of space, approached by a central entrance porch with arched double doors, opening into a main entrance hall with useful down stairs cloak room suite and a wide returning staircase with half landing and landing window allowing maximum light. The ground floor comprises a 22 FT lounge, a sun conservatory, a separate sitting room/snug, a further breakfast room and a kitchen. The first floor comprises four double sized bedrooms and two separate bathrooms. A perfect sized family home with scope to extend, occupying a large and impressive garden plot.

Ground Floor Entrance Porch

Approached via two arched part panelled original front entrance doors each with stained glass leaded upper lights leading to a tiled porchway.

Entrance Hall

Approached via a timber casement entrance door inset with patterned glass with matching side screen and overhead windows and leading in to a central hall with a returning carpeted staircase with half landing, coved ceiling and a stylish contemporary vertical radiator.

Downstairs Cloakroom

White suite with ceramic tiled walls comprising W.C. and corner wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, automatic air ventilator.

Lounge

22' 2" x 11' (6.76m x 3.35m) Independently approached from the entrance hall providing a sizeable principal reception room, inset with a living flame coal effect gas fire, and fitted with a stylish contemporary vertical radiator, secondary double glazed, sealed double glazed front window with outlooks across the lawned front gardens, PVC double glazed sliding patio doors that open in to.....

Conservatory

11' 1" x 7' 5" (3.38m x 2.26m) Constructed with sealed double glazed windows timber style surmounted on to a cavity plinth outer wall and inset with French doors with matching French doors that open on to the rear gardens beneath a pitched sealed double glazed glass roof. Radiator, ceramic tiled floor.





Sitting Room / Snug 11' 10" x 10' 10" (3.61m x 3.30m)

Independently approached from the entrance hall and inset with a feature fireplace, equipped with a large front sealed double glazed secondary double glazed window with outlooks across the frontage gardens, coved ceiling, matching window with side aspect, double radiator.

Breakfast Room / Dining Room

11' 10" x 9' 3" (3.61m x 2.82m) Independently approached from the entrance hall, inset with a secondary double glazed sealed double glazed window with a side drive aspect, radiator, coved ceiling, and square opening leading to.....

Kitchen 18' 3" x 6' 3" (5.56m x 1.91m) Fitted along two sides with a full range of panel fronted floor and eye level units beneath laminate round nosed worktops incorporating a white sink unit with mixer taps, vegetable cleaner and drainer. Integrated Hyperspeed four ring electric hob beneath a stainless steel canopy style extractor hood with glass surround, integrated Whirlpool fan assisted electric oven, space for the housing of an upright fridge freezer, space with plumbing for a washing machine, ceramic tiled splashback, neatly mounted modern Vaillant central heating boiler. Pull out larder unit with spice shelves, laminate wood flooring, two sealed double glazed windows with pleasing outlooks on to the large and private enclosed level rear gardens, coved ceiling with spotlights, outer door leading to.....



Outer Lobby / Utility

12' 1" x 5' 10" (3.68m x 1.78m)

Inset with a hardwood part panelled entrance door with side screen sealed double glazed windows with matching overhead windows directly leading on to the private front drive. Internal courtesy door leading in to the garage, space for the housing of a further fridge freezer, further part panelled casement patterned glass outer door opening on to the rear gardens. Coving.

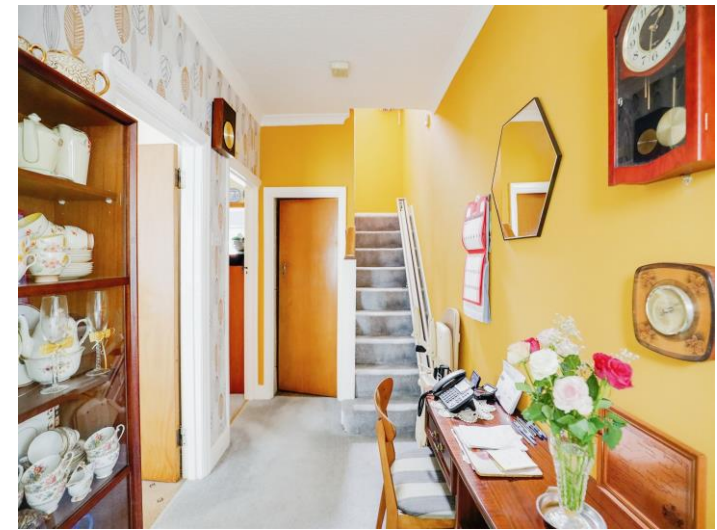
First Floor Landing

Approached via a wide carpeted returning staircase with half landing leading to a central main landing area with access to roof space, double glazed window with outlooks across the rear gardens and on to Caedelyn Park, useful built out full height airing cupboard housing a factory insulated copper hot water cylinder.

Bedroom One

13' x 11' (3.96m x 3.35m)

Independently approached from the landing, high coved ceiling, secondary double glazed sealed double glazed timber casement window with outlooks across the frontage gardens, matching window to side, double radiator.



Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m) Secondary double glazed sealed double glazed window with outlooks across the lawned frontage gardens, high coved ceiling, matching window to side, double radiator.

Bedroom Three

11' 10" x 11' (3.61m x 3.35m) Independently approached from the landing, further double size bedroom with high coved ceiling, double radiator and a sealed double glazed timber casement window with an outlook across the large and fully enclosed level rear gardens with views that extend across the playing fields of Caedelyn Park.

Bedroom Four

10' 3" x 8' 4" (3.12m x 2.54m) Independently approached from the landing, a good size fourth bedroom, coved ceiling, radiator, two sealed double glazed timber casement windows with pleasing outlooks across the large fully enclosed level rear gardens with an outlook that extends on to the lawned playing fields of Caedelyn Park.

Family Bathroom

White suite comprising shaped bath with mixer shower fitment and mixer taps, mounted wash hand basin with mixer taps and pop-up waste, W.C. with concealed cistern, secondary double glazed sealed double glazed patterned glass window to front, coved ceiling, radiator.



Shower Room

White suite with ceramic tiled walls comprising ceramic tiled shower cubicle double width with waterfall fitment and chrome hand fitment, sealed double glazed window with patterned glass to side, glass shower door. Slim line W.C., bidet with mixer taps and pop-up waste, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, shower room light wall mounted with shaver socket, coved ceiling, heated towel rail/radiator.

Outside Front Garden

Laid to a level lawn behind a brick built retaining front wall running the full width of the plot a wide area.

Private Entrance Drive

Approached from Ash Grove is a private off street vehicular entrance drive with parking for comfortably two vehicles with space to be extended across a centre flower border, approached via double gates surmounted on brick pillars and leading to.....



Attached Garage

21' 9" x 13' 4" (6.63m x 4.06m) Brick and block built attached garage approached via an up and over door and benefiting from a further workshop area measuring 6' 4" x 6' 8" open plan to the garage, and inset with the courtesy door that provides access to the side lobby/utility, and is also equipped with a wash hand basin with a ceramic tiled splashback, two windows and a further outer door that provides access to a lean-to storage area with the gardens beyond. Electric power and light.

Rear Garden

A very large and totally level fully enclosed rear garden comprising of a main lawn beyond a full width paved patio area, with the lawn being edged with borders of shrubs and plants and enclosed by brick built retaining walls surmounted with timber fencing to afford further privacy and security. Double gates provide access to Caedelyn Park enabling further off road parking and within the garden there is a Bramley apple tree and a greenhouse.

Side Garden

The side garden is also very wide approximate measurements are 26' 6" depth by 15' 3" width also part lawned adjacent to a paved entrance path also enclosed by a brick built boundary wall together with a further 7 ft high boundary wall to the front equipped with an arched garden gate providing direct access on to the front lawned gardens.

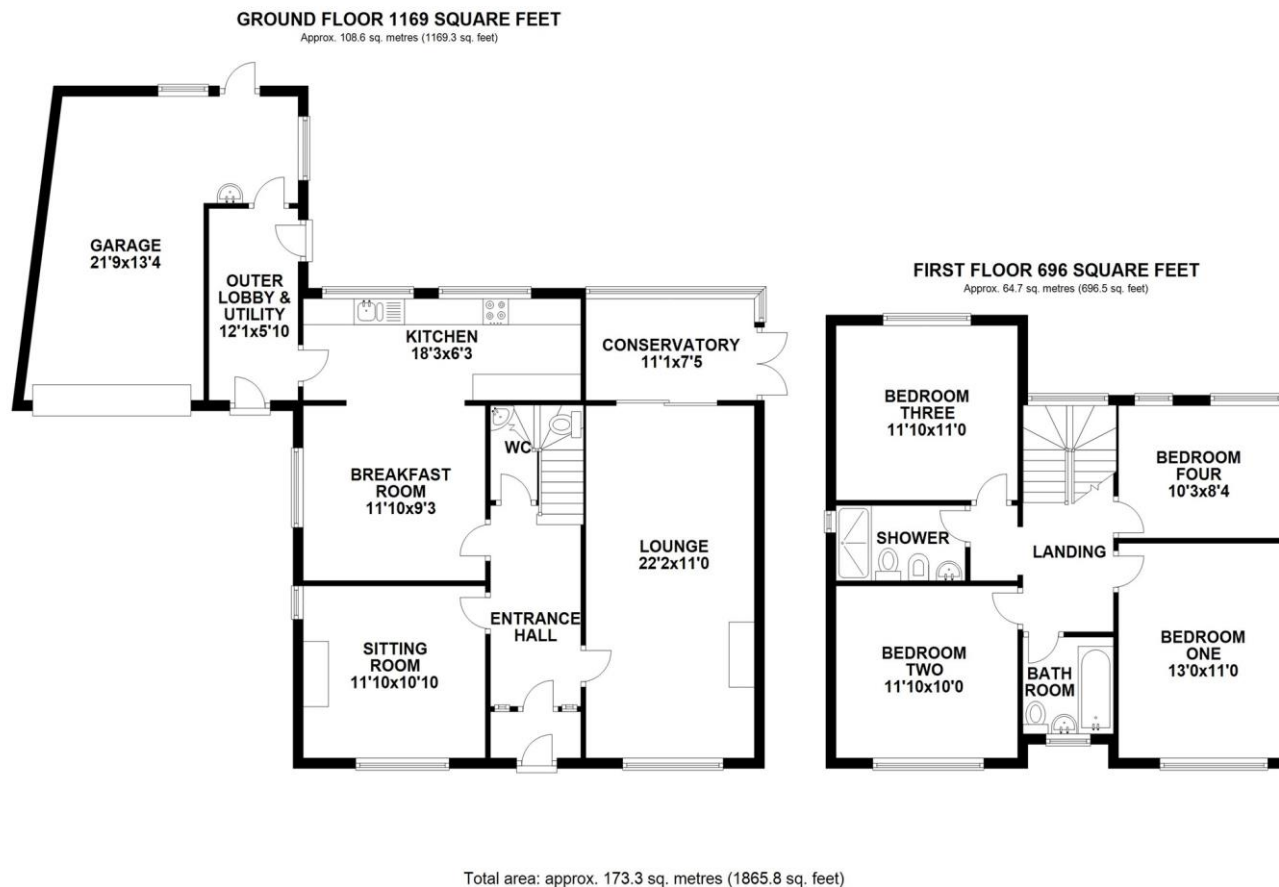






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