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8 Penlline Road, Whitchurch, Cardiff,

£1,350,000

 **peter
alan**

02920 612328
whitchurch@peteralan.co.uk



This truly imposing unique semi-detached three storey bay fronted period residence was constructed circa 1895, externally finished in facing brick, inset with replacement white PVC double glazed sash cord windows and PVC windows, all beneath a renewed pitched main and secondary slate roof. Fully renovated in 2009 this substantial and versatile family home occupies a wonderful position fronting highly favoured Penlline Road, a short level walk from Whitchurch Village centre and Whitchurch Village High School, with the special benefits of a 7 - 10 car private electric gated entrance drive leading on to a large and lovely totally versatile over 100 ft long level rear garden. A special feature is a detached fully self-contained newly built bungalow constructed with full Building Regulation and Planning in 2012 providing a perfect fully contained detached annex bungalow perfect for second generation living requirements. The bungalow has its own services and Council Tax, and both the main house and the bungalow include electric charging points. The bungalow is constructed in cavity brick, inset with replacement PVC double glazed windows, all beneath a deep hipped slate roof. The main house has extensive improvements and provides five double size bedrooms and three main reception rooms together with a stunning luxury 21'0 open plan kitchen and breakfast room with its own separate large utility room. Many period features have been retained throughout the property including high corniced and panel ceilings with ceiling roses, stunning character fireplaces, original stripped pine panel doors with china door handles and china finger plates, moulded architraves and skirting boards, and stunning mosaic tiled floors. Within the ground and first floor space there is a combination of carpeted floors and engineered oak floors together with bamboo floors in both the gracious front lounge which

measures 18' x 19' as well as the separate independently approached dining room. The location of this magnificent home is perfect for access to all the Whitchurch amenities as well as fast access on to Manor Way, the A470 and the M4, together with Whitchurch railway station and within walking distance Llandaff North railway station. This impeccable beautifully improved and extensively renovated versatile family home lends itself perfectly for second generation living and home working. A true gem in the Whitchurch Village area, must be seen. Extensive improvements include a full re-wire, a full re-plumbing and all plastered walls and ceiling in 2009. The bathroom and kitchen fittings were replaced in 2018, and the property benefits from a newly installed gas central heating system with panel radiators and a Worcester boiler installed in 2009.

Entrance Porch 6' x 5' 10" (1.83m x 1.78m) Approached via a character designed entrance door leading to a main porch with mosaic tiled flooring, replacement sash cord PVC double glazed obscure glass window to side, radiator, traditional period glass panelled stripped pine door leading to....

Main Entrance Hall Mosaic tiled flooring, wide carpeted spindle balustrade staircase leading to a half landing, PVC double glazed clear glass window to side. There is a very useful and sizeable under stair cloaks and boot storage cupboard.

Front Lounge 18' x 19' (5.49m x 5.79m) A truly gracious reception room measurements are into a very wide and deep splayed bay inset with replacement PVC double glazed sash cord style windows with outlooks on to the private gated front gardens and entrance drive, stunning bamboo flooring throughout, high corniced and panelled ceiling with ceiling rose, replacement PVC double glazed sash cord style clear glass window to side, large radiator, imposing fully working period fireplace with cast iron grate and tiled





surround and hearth. This room is approached from the entrance hall via an original traditional stripped pine panel door with China door handles and finger plates.

Dining Room 12' 2" x 11' 8" (3.71m x 3.56m) Approached independently from the entrance hall via an original stripped pine panel door leading to a further charming reception room inset with a fully working period fireplace currently equipped with a living flame coal effect gas fire with cast iron grate and tiled hearth, stunning bamboo flooring, high cornice ceiling with ceiling rose, radiator with pretty casement cover, two alcoves, PVC double glazed clear glass French doors opening on to the rear gardens.

Kitchen And Breakfast Room 24' 3" x 13' 7" (7.39m x 4.14m) Beautifully fitted along two sides with an extensive range of high gloss grey floor and eye level units with slim line chrome handles, soft closing facility, and quartz granite work tops, integrated appliances throughout, porcelain tiled floors and contemporary tiled walls, integrated gas hob with canopy style extractor hood, integrated microwave, integrated dish washer, two integrated fan assisted electric ovens with a separate warming drawer with one oven, stylish sink unit with mixer taps and drainer, doorway to utility room, ample space for the housing of an American style fridge freezer, ample space for a dining table and chairs, window to side gardens, doorway opening into the sun room.

Shower Room 8' 2" x 6' (2.49m x 1.83m) fully tiled walls, modern white suite, wet room style shower, slim line wc, shaped wash hand basin, window to rear, ceiling with spotlights, extractor fan,



Utility Room 8' 5" x 7' 5" (2.57m x 2.26m) well fitted with space for the housing of a washing machine and a tumble dryer, free standing Worcester gas boiler, PVC outer door to driveway, window to side, stylish tiled floor.

Sunroom 11' 7" x 8' 6" (3.53m x 2.59m) approached from the kitchen and breakfast room, stunning tiled floor, high atrium style ceiling, PVC double glazed French doors open onto the large sun terrace. Matching side screen windows, two further PVC windows to each side, velux double ceiling windows,

First Floor Landing Approached via an original carpeted spindle balustrade staircase leading to a spindle balustrade main landing with half landing, clear glass PVC double glazed sash cord style window to side, stylish contemporary vertical radiator.

Master Bedroom One 18' x 19' (5.49m x 5.79m) Approached independently from the landing via an original stripped pine panel door with China door handles and finger plates leading to a stunning master bedroom inset with a wide and deep splayed bay with replacement sash cord PVC double glazed windows with elevated outlooks across Penline Road and over the frontage gardens and drive. Truly elegant high cornice and panelled ceiling with ceiling rose, two alcoves, clear glass PVC double glazed sash cord style window to side.



Bedroom Two 11' 7" x 12' 1" (3.53m x 3.68m) Independently approached from the landing via an original stripped pine panel door with China door handle and finger plates leading to a further double size bedroom with engineered oak flooring, clear glass PVC double glazed window to rear, high coved ceiling, radiator, two alcoves, charming period fireplace with cast iron grate.

Bedroom Three 11' 2" x 10' 4" (3.40m x 3.15m) Independently approached from the landing via an original traditional stripped pine panel door with china door handle and finger plates leading to a further double size bedroom with engineered oak flooring, character fireplace, double radiator, two clear glass PVC replacement double glazed windows with both a rear garden and side drive aspect. The rear window enjoys a view on to the open playing fields of Whitchurch High School.

Family Bathroom 9' 3" x 8' 2" (2.82m x 2.49m) Stunning white suite with porcelain tiled walls and porcelain tiled floor comprising large double size fully contained shower with clear glass shower doors and screen equipped with a chrome waterfall shower fitment with separate hand fitment, slimline W.C., shaped bath with chrome mixer taps, pop-up waste and chrome mixer shower fitment, shaped mounted wash hand basin with chrome mixer taps and pop-up waste with a range of built out vanity drawers with high gloss fronts and slimline handles, full size grey high gloss bathroom cabinet with slimline handles, contemporary style radiator/towel rail, coved ceiling with spotlights, obscure glass PVC replacement double glazed window to side, approached from the landing via a pine panel glass panelled door.



Second Floor Approached via an original carpeted spindle balustrade returning staircase with half landing leading to a further spindle balustrade landing with access to roof space and a replacement PVC double glazed sash cord window with clear glass to side.

Bedroom Four 18' x 13' 8" (5.49m x 4.17m) A further large double size bedroom inset with two replacement PVC sash cord style clear glass windows - one with an elevated front aspect and the second with an elevated side aspect. Radiator with pretty casement cover, character fireplace, two alcoves, approached from the second-floor landing via an original pine panel door with China door handle and finger plates.

Bedroom Five 11' 8" x 12' 3" (3.56m x 3.73m) A further large double size bedroom approached from the second-floor landing via an original stripped pine panel door with China door handles and finger plates. Newly laid engineered oak floor, character fireplace, two alcoves, radiator, clear glass PVC double glazed replacement window with an elevated outlook across the large rear gardens extending across Whitchurch High School playing fields and Whitchurch bowling green.

Outside Gated Entrance Drive The property is approached via fully electric powered fob operated double gates leading to an extensive block paved private off street vehicular entrance drive which enjoys considerable privacy by the means of high growing laurel trees. This amazing entrance drive provides parking for several vehicles and continues down to the bottom of the garden providing additional parking if required leading to the detached bungalow. The main drive itself is also enclosed along one



side by a high imposing stone-built period wall. There is a completely installed entrance pedestrian gate.

Rear Garden A very large and lovely rear garden over 100 ft in length, and comprising of a full size shaped decked sun terrace approached from the sunroom with stone borders leading on to a further large shaped main lawn housing a full-size garden shed with slate roof and block paved sun patio, partly fenced and then leading on to another area of rough garden blank canvas perfect to be converted in to another lawn or housing garden outdoor facilities. The entrance drive continues in block paving on to the detached bungalow.

Detached Bungalow Located at the end of the large rear gardens and approached by the side entrance drive is a newly built fully self-contained detached two-bedroom bungalow providing 750 square feet, beautifully fitted and well-constructed to a high specification, with white PVC double glazed windows, gas heating with panel radiators, solar panels, and a private level rear garden. This would be ideal for second generation requirements, or perfect as a separate family unit. Alternatively, the property could be rented out at a very good return, providing little disturbance to the main residence and gardens. A superb feature with many versatile options.

Entrance Hall

Bedroom One 13' 4" x 11' 3" (4.06m x 3.43m)

Bedroom Two 10' 8" x 8' 9" (3.25m x 2.67m)

Shower Room 7' 8" x 7' (2.34m x 2.13m)





GROUND FLOOR





02920 612328

whitchurch@peteralan.co.uk



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