



79 Bishops Road, Whitchurch, Cardiff, CF14 1LW.

£595,000 Freehold





79 Bishops Road, Whitchurch, Cardiff, CF14 1LW.

A large and imposing gable fronted semi-detached four bedroom house of character, built circa 1912 the front inset with a wide two storey splayed bay, all beneath a pitched slate roof.

This charming family house occupies a fine position fronting a quiet residential cul de sac road, well away from busy passing traffic, yet still within level walking distance to Whitchurch Village Centre.

Providing versatile and well-designed living space, this extended home benefits a hall to hall design, enabling excellent sound insulation with the majority of the ground and first floor space being located on the semi-detached side, whilst outside there is a private front drive, a screened front garden, and a large and lovely private level sunny rear garden providing enviable outdoor space, ideal for a family.

This elegant period house retains many original character features, including an magnificent entrance reception hall with an original spindle balustrade staircase with carved newel posts, and stained glass leaded windows within a period entrance door, whilst further features include high cornice and panelled ceilings, dado rails, picture rails, original tiled floors, stripped pine floors and wood block floors, traditional panel doors with brass handles and finger plates, and charming period fireplaces.

Improvements include replacement double glazed PVC windows (2009), gas heating with panel radiators (combi boiler 2006), and stylish contemporary Parisian fixture shutter blinds.

The gracious living space also includes a large principle lounge equipped with a wide splayed bay and inset with a period fireplace, a sitting room inset with a cast iron log burner (Topstak 2006), a large open plan 2006 kitchen and breakfast room (22'4 x 10'10), a separate utility room/down stairs cloak room, whilst on the first floor there are four good bedrooms and a modern white family bathroom replaced in 2013.

Special features include a private front drive, a wide side garden with multiple storage space and log store and a stunning private sizeable enclosed rear garden. Must be seen!

Whitchurch

Within a short driving distance is an exit onto Manor Way, providing fast travel to Cardiff City Centre, The A 470 and the M4. Within Whitchurch there is also a local railway station connecting to the City Centre. This most impressive house of character is available with early possession! Must be seen!

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-YNant Road. The current Head teacher 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 its 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 its 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!

Entrance Porch

Charming open fronted porch way with paved threshold and ornamental outside light.

Entrance Reception Hall

13' 3" x 13' 10" (4.04m x 4.22m)

L shaped. Approached via an imposing original traditional panelled front entrance door inset with elegant stained glass leaded windows with matching side screen windows leading in to a magnificent hallway of character, inset with an original returning spindle balustrade staircase with carved newel post, moulded skirting boards, dado rail, picture rail and a high cornice ceiling. Original wood block flooring, double radiator, ornate door architrave's and original traditional panel doors to all principal rooms.

Front Lounge

14' 8" into a splayed bay narrowing to 12' " x 14' (4.47m into a splayed bay narrowing to 3.66m x 4.27m) Into a wide spayed bay inset with replacement PVC double glazed windows and luxurious contemporary Parisian style fixture shutter blinds, original bay panelling, stripped pine flooring, elegant period fireplace with cast iron grate, tiled surround and tiled hearth, high cornice ceiling with picture rail and dado rail, double radiator.

Utility / Cloakroom

10' 10" x 6' (3.30m x 1.83m)

Independently approached from the entrance hall, a combined utility room and cloakroom, fitted along one side with modern floor and eye level units with modern work surfaces incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, ceramic tiled flooring, slim line W.C., wall mounted Linea gas fired central heating boiler, replacement hardwood double glazed obscure glass window to side, radiator.

Sitting Room

11' x 11' (3.35m x 3.35m)

A bright and spacious reception room, inset with hardwood sealed double glazed French doors that open on to a decked sun patio with rear gardens beyond, two wide alcoves each

fitted with wall cupboards, cast iron log burning stove with slate hearth, wood block flooring, double radiator, dado rail, picture rail, access to kitchen and breakfast room.

Kitchen and Breakfast Room

22' 4" x 10' 10" (6.81m x 3.30m)

Well fitted along four sides with a modern range of both floor and eye level units with slim line chrome handles beneath round nosed laminate work surfaces, incorporating a stainless steel sink with vegetable cleaner, chrome mixer taps and drainer, integrated stainless steel Bosch four ring gas hob beneath a stainless steel canopy style extractor hood, matching tall storage unit housing stainless steel eye level built-in fan assisted electric oven with grill over (Firenzi), space for the housing of an upright fridge freezer, ceramic tiled flooring, peninsula breakfast bar, two hardwood sealed double glazed windows to side, high ceiling with spotlights, radiator, ample space for a dining table and chairs, large hardwood replacement sealed double glazed picture window with pleasing rear garden views, further hardwood sealed double glazed outer door leading on to a decked sun terrace.

First Floor Landing

Approached via a wide returning spindle balustrade carpeted staircase leading to a central landing with access to the roof space, the roof space benefits from a skylight window.



Master Bedroom One

14' 8" into a splayed bay narrowing to 12' " x 12' 6" maximum (4.47m into a splayed bay narrowing to 3.66m x 3.81m)
 Into a wide splayed bay inset with white double glazed replacement windows and luxurious Parisian fixture shutter blinds, wood flooring, period fireplace, two alcoves, high cornice ceiling with picture rail, original bay panelling, double radiator, useful built-in wardrobe.

Bedroom Two

11' x 11' (3.35m x 3.35m)
 Radiator, wood flooring, charming period fireplace in cast iron with grate and tiled surround with slate hearth, high cornice ceiling with picture rail, replacement hardwood sealed double glazed window to rear with views across the gardens, built out wardrobes, radiator.

Bedroom Three

10' 10" x 10' 11" maximum (3.30m x 3.33m maximum)
 Wood flooring, radiator, hardwood sealed double glazed replacement window with a rear garden outlook, useful built-in wardrobe.



Bedroom Four

8' 8" x 8' 4" (2.64m x 2.54m)
 Wood flooring, white PVC double glazed replacement window to front fitted with luxurious Parisian fixture shutter blinds, radiator, high ceiling with picture rail.

Family Bathroom

Modern stylish contemporary white suite with walls ceramic tiled comprising shaped shower bath with chrome mixer taps, pop-up waste, chrome shower unit with curved shower screen, square shaped contemporary wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit, W.C. with concealed cistern, hardwood sealed double glazed replacement window to side, stylish chrome towel rail/radiator, high ceiling with spotlights, useful built-in deep vanity cupboard.

Outside

Entrance Drive

Hard concrete private off street vehicular entrance drive enclosed to one side by brick built boundary walls.



Front Garden

A pretty front garden inset with an entrance path with stone borders, afforded privacy and security by high hedgerow along two sides inset with garden trees and borders of shrubs and plants.

Side Garden

There is a useful side garden with storage space, multiple cupboards and log stores enclosed to the front by fencing and a garden gate providing direct access on to the front drive. Enclosed side garden by 6 ft high boundary walls, outside power point, outside water tap.

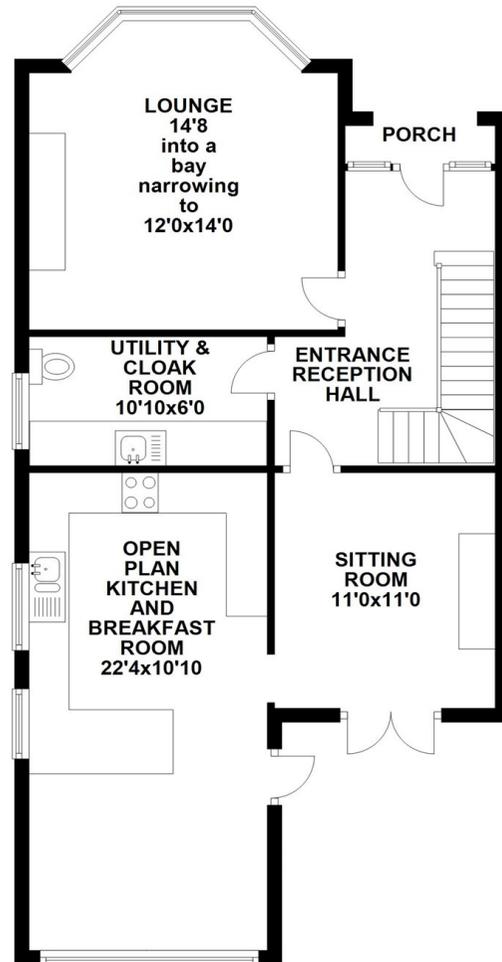
Rear Garden

Both private and sunny, level and comprising a large shaped main lawn beyond a wide paved sun patio incorporating a further decked sun terrace. The gardens afford a high degree of privacy and security by means of stone built boundary walls lined with climbing plants, mature hedgerow and garden trees. There is a sizeable timber built garden store, outside lights.

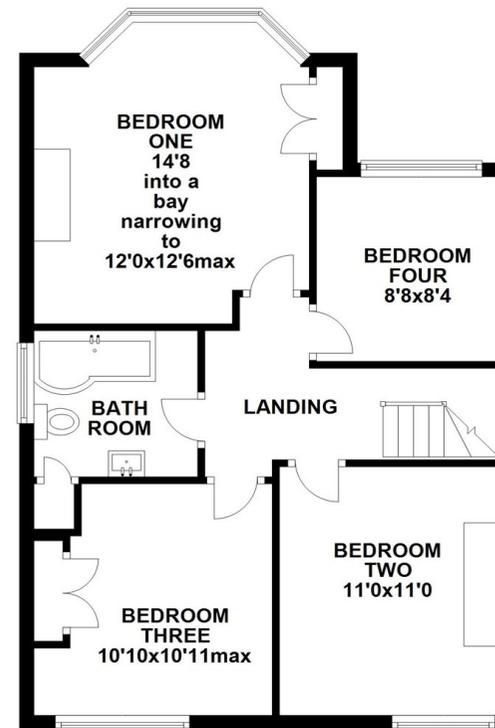




GROUND FLOOR



FIRST FLOOR



Office address; 26 Merthyr Road, Whitchurch, Cardiff, CF14 1DH

EPC Rating: Awaited

Property Ref:WHI302037 - 0001



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