



5 Grove Place, Birchgrove, Cardiff, CF14 4QS

£575,000 Freehold

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A unique large detached four bedroom bungalow, built circa 1968, and occupying a large and lovely versatile plot with a private deep block paved entrance drive, delightful surrounding mature well-tended gardens, and a stunning detached triple width garage approached by a wide turning drive, providing parking for seven/eight cars!

This most impressive capacious bungalow occupies a lovely quiet position, fronting tranquil Grove Place, a small select cul de sac, away from busy passing traffic, yet only a few minutes walking distance to Birchgrove Shopping Centre.

The property benefits white replacement PVC double glazed windows and outer doors, gas heating with panel radiators and a Worcester Combi boiler (2000), a tiled roof added circa 1990, a modern electrical consumer unit added circa 2009, a stylish contemporary family bathroom installed circa 2010 with two further down stairs cloak rooms added at a similar time, an intruder alarm, and a popular log burner stove in the 21 FT lounge.

The bright and spacious living space also comprises a further sitting room (18'5 x 13'7), a PVC double glazed sun lounge conservatory (15'2 x 9'6), a dining room (16'6 x 12'1), a fitted kitchen and breakfast room (20'6 x 8'7), three large double sized bedrooms, two cloak rooms one being Jack & Jill to bedrooms one and two, and a large useful walk-in airing room (7'5 x 5'0).

The bungalow also includes a super-size attic area, the entire foot print of the floor place (2021) square feet approx.

Schools & Amenities

Local schools include Birchgrove Primary School which is within a few minutes walking distance and feeds into Whitchurch High School. There are many local shops serving every day needs within walking distance along Birchgrove, including a super market, a number of cafe's and take away's, hairdressers, The Birchgrove Public House, a Florist and a Post Office opposite Birchgrove School. Only a short walk away is the lovely Heath Park, whilst the Eastern Avenue, the A 470 and the M4 are all within easy driving distance approached from Manor Way.

Within minutes walking distance is the University Hospital of Wales and Heath Park with its extensive playing grounds, wood land, tennis courts, children's play area and pitch and put golf course.

Also close by are two local railway stations at Heath Halt Road, Heath High level and Heath Low Level both connecting with Cardiff City Centre. Birchgrove Railway Station is also within level walking distance situated off Caerphilly Road, whilst a little further is Maes Y Coed Railway Station, each enabling fast travel to Cardiff Queen Street and Cardiff Central Stations.

Entrance Porch

Approached via a white PVC part panelled double glazed front entrance door, inset with pretty leaded coloured glass upper light windows with matching side screen window and overhead window, tiled threshold.

Downstairs Cloakroom

Stylish modern white suite, part ceramic tiled walls, ceramic tiled floor, shaped wash hand basin with chrome mixer taps and pop-up waste and a built out vanity unit with white high gloss doors with stylish chrome slim line handles, W.C., stylish chrome vertical towel rail/radiator, PVC double glazed window to front, white traditional style panel door with Regency handle leading in to the entrance porch.





Entrance Hall

Approached via double doors with side screen windows leading in to an L shaped hall with radiator with pretty casement cover, coved ceiling, access to a capacious roof space, further radiator with pretty casement cover, built out cloaks hanging cupboard.

Front Lounge

21' 5" x 12' 5" (6.53m x 3.78m)

A charming and generous well-proportioned principal reception room, inset with a cast iron log burner with a flagstone hearth and wood mantel, two white PVC double glazed windows each with outlooks across the frontage gardens, two double radiators, exposed beam ceiling, internal door to entrance hall, internal door leading to.....

Kitchen and Breakfast Room

20' 6" x 8' 7" (6.25m x 2.62m)

Fitted along three sides with a full range of light oak panel fronted floor and eye level units with characteristic handles and laminate work surfaces, incorporating a stainless steel sink with chrome mixer taps and drainer, gas and electric cooker point, part ceramic tiled walls, stylish chrome power points and light switches, space for the housing of a low level fridge, space for the housing of a low level freezer, space with plumbing for an automatic washing machine, stainless steel splashback with concealed extractor hood, two PVC double glazed windows each with outlooks along the block paved



private entrance drive, double radiator, coved ceiling, porcelain tiled floor, ample space for a dining table and four chairs, white traditional style panel door with regency handle leading in to the main entrance hall.

Middle Sitting Room

18' 5" x 13' 7" (5.61m x 4.14m)

Approached from the entrance hall, inset with a white PVC double glazed window with side aspect, coved ceiling, wall mounted living flame coal effect gas fire, radiator, two separate white traditional style panel doors providing independent access to bedrooms one and two, white traditional style panel door with Regency handle leading in to the.....

Airing Room

7' 5" x 5' (2.26m x 1.52m)

Housing a freestanding Worcester gas fired central heating and domestic combination boiler, extensive wall shelves and hanging space and ceiling dryer.

Conservatory

15' 2" x 9' 6" (4.62m x 2.90m)

A large sun lounge conservatory constructed with a cavity brick plinth outer wall surmounted with white PVC double glazed windows, inset with white PVC French doors that open on to the rear gardens, all beneath a shaped polycarbonate roof. Ceramic tiled flooring, electric power and light.



Bedroom One

16' 6" x 13' 1" narrowing to 11' 4" (5.03m x 3.99m narrowing to 3.45m) PVC double glazed window with a rear garden outlook, double radiator, built out cupboard, coved ceiling.

Jack & Jill Cloakroom

Jack and Jill to both bedroom one and two, stylish modern white suite comprising W.C., shaped wash hand basin with chrome mixer taps, ceramic tiled splashback, chrome pop-up waste, white high gloss vanity unit with chrome handles, part ceramic tiled walls, ceramic tiled flooring, PVC double glazed patterned glass window to rear.

Bedroom Two

16' 7" x 11' plus an alcove (5.05m x 3.35m plus an alcove)

Fitted with a range of wardrobes along one wall including a bedside cabinet, centre chest of drawers and a dressing table, double radiator, PVC double glazed window with a rear garden outlook. Internal door to sitting room.

Bedroom Three

15' 2" x 9' (4.62m x 2.74m)

Approached from the entrance hall via a white traditional style panel door leading to a double size bedroom with full height fitted wardrobes, patterned glass PVC double glazed window to side, two further built out wardrobes with a central pastel blue wash hand basin with chrome taps and mirror over.



Bedroom Four/dining Rom

16' 6" x 12' 1" (5.03m x 3.68m)

This versatile third reception room is approached via an outer hall with white PVC double glazed part panelled front door with diamond leaded lights opening on to the entrance drive, and also inset with a further access to the roof space and a PVC double glazed patterned glass window to the conservatory. The outer hall provides access to both bedroom one and the dining room. The dining room is approached from the outer hall via a white traditional style panel door with Regency handle, inset with sliding double glazed patio doors with diamond leaded lights with outlooks and opening on to a deep private front entrance drive, coved ceiling, contemporary wall mounted living flame coal effect gas fire, double radiator, white PVC double glazed French doors with side screen windows opening in to.....



Bathroom

11' 1" x 5' 7" (3.38m x 1.70m)

Independently approached from the entrance hall via a white traditional style panel door leading to a stylish and contemporary modern white bathroom suite with part ceramic tiled walls and ceramic tiled floor, comprising shaped panel bath with chrome taps and pop-up waste, wide contemporary wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors and chrome handles, slim line W.C., separate fully contained shaped corner shower cubicle with chrome shower unit, waterfall fitment, power jet fittings, internal radio, clear glass sliding doors and screen. Two PVC double glazed patterned glass windows to side, stylish chrome vertical towel rail/radiator.

Outer Hall

16' 3" x 14' 3" (4.95m x 4.34m)

Outside

Entrance Drive

Approached via a wide entrance drive equipped with a five bar entrance gate, two stone pillars and stone walling, continuous side lawn, deep private block paved vehicular entrance drive which continues down the front of the plot and continuing to the right section of the plot is an enormous turning area all landscaped and block paved providing access to both the double garage and the single garage.



Front Gardens

Comprising of a shaped main lawn inset with an ornamental pond with paved surround and water feature, edged with borders of shrubs and plants and ornamental walling together with stone built boundary walls and brick built boundary walls.

Triple Garage

26' 4" x 17' 1" (8.03m x 5.21m)

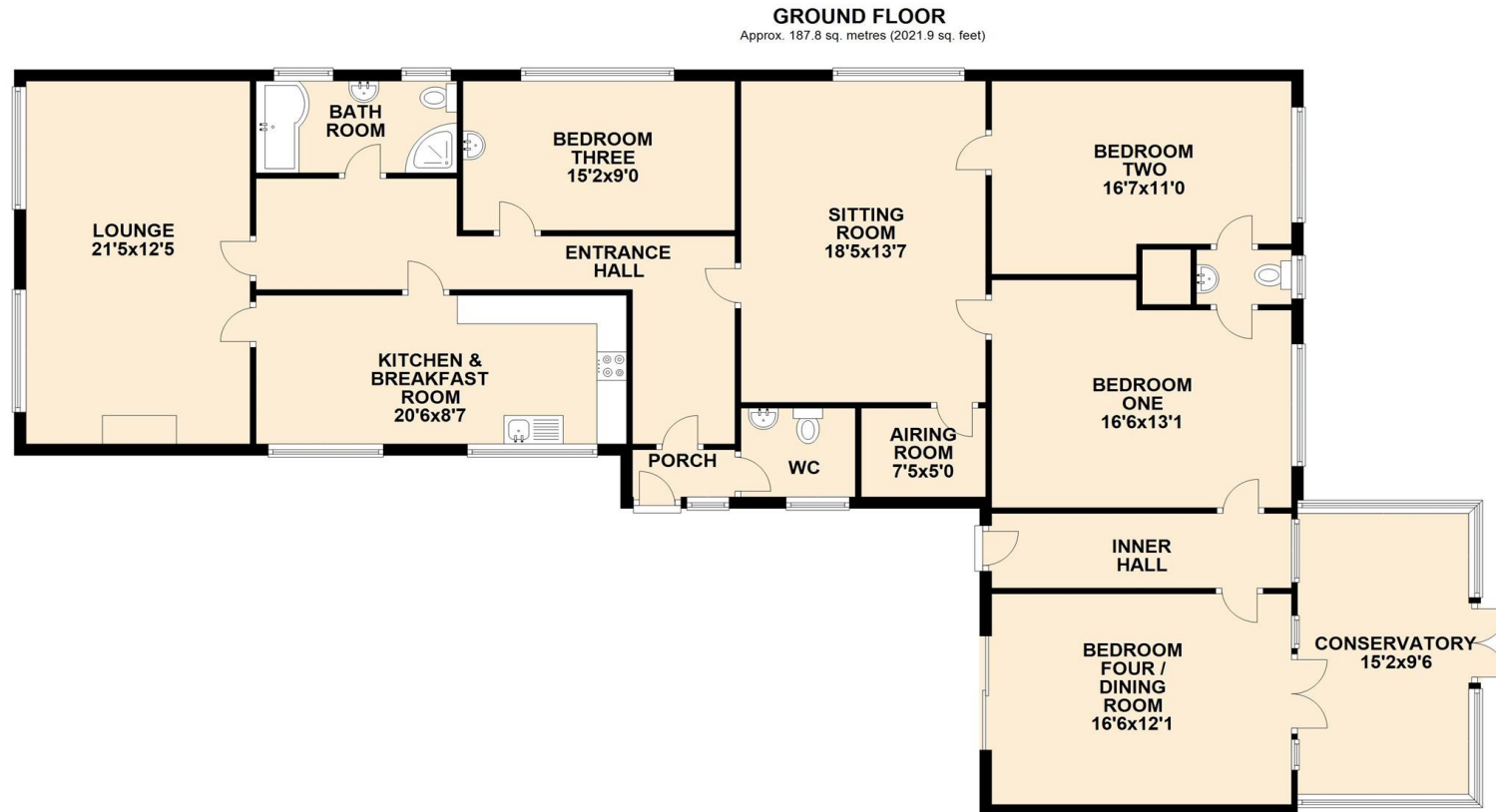
Triple detached garage approached via an electronically controlled up and over double door together with a further standard single up and over door, open plan internally, electric power and light, PVC double glazed windows.

Rear Gardens

Comprising of three lawns edged with borders of shrubs and plants, inset with a paved sun terrace approached from the conservatory, enclosed by block built boundary walls with timber fencing to afford privacy and security. Outside floodlights, outside wall lights, outside ornamental lights.







BRANCH ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: Awaited

Property Ref:LSN302743 - 0001



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