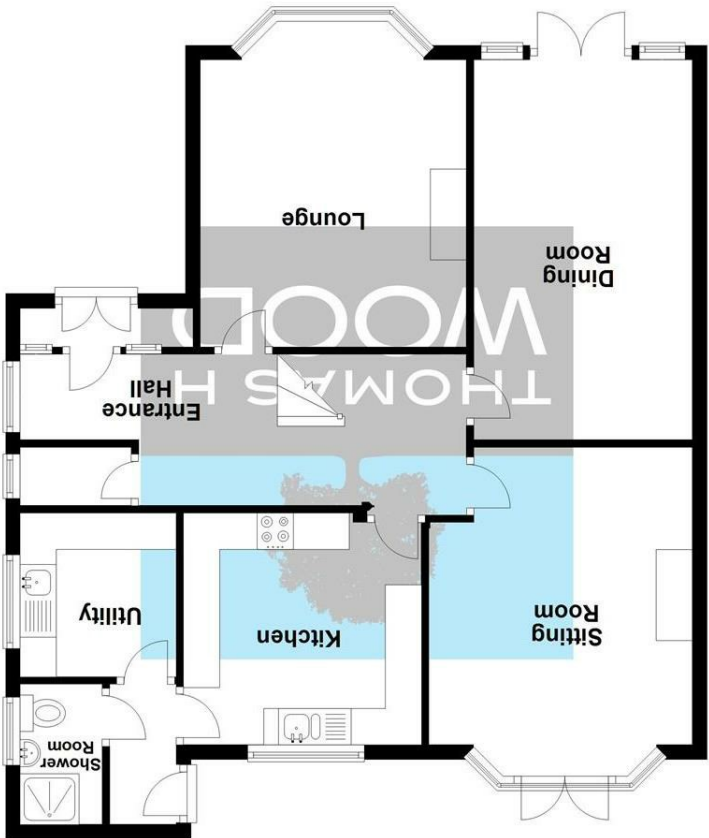
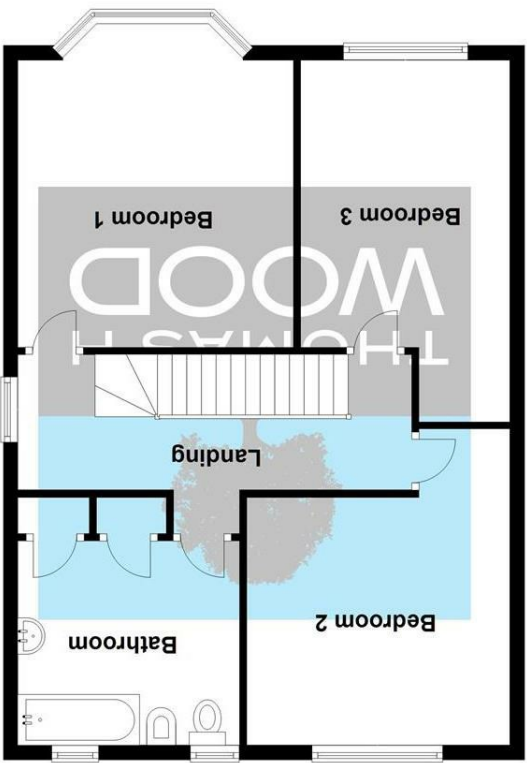


Total area: approx. 1574.0 sq. feet



Ground Floor  
Approx. 879.2 sq. feet



First Floor  
Approx. 694.8 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		
73		
83		

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42 Ash Grove,  
Whitchurch, Cardiff  
CF14 1BG

Asking Price £440,000  
House - Semi-Detached  
3 Bedrooms



Tenure - Freehold  
Floor Area - 1547.00 sq ft  
Current EPC Rating - C73  
Potential EPC Rating - B83



A deceptively spacious three double bedroom semi detached family home, ideally located on Ashgrove in Whitchurch. This larger than average family home has been well maintained by the current owners and is offered for sale with superb potential to extend to the rear and into the substantial loft space, subject to the relevant permissions. The property benefits from a brand new roof an extension that's created a porch, ground floor shower room and WC, plus utility room. The sunny and well manicured rear garden overlooks Caedelyn Park and comes with a raised decking area that takes in the westerly sunset. The property is within walking distance to Whitchurch village and the highly regarded primary and secondary schools. This exceptional home briefly comprises; a spacious entrance hallway with cloakroom, three reception rooms, kitchen, utility room and shower room with WC to the ground floor floor. To the first floor, there are three double bedrooms and a very generous family bathroom. Viewings of this property are highly recommended to appreciate the larger than average dimensions of this home.

**ENTRANCE HALLWAY**

Via UPVC doors to storm porch through to a spacious and welcoming entrance hallway. With wood block flooring, painted walls with plate rack and smooth ceiling with coving. Doors to all rooms and stairs to 1st floor. Useful storage for coats and shoes.

**LOUNGE**

3.65m x 4.66m (11'11" x 15'3")  
A generous reception room with woodblock flooring, painted walls and smooth ceiling with coving. Feature gas fire with marble hearth and surround. UPVC window to front aspect and radiator panel.

**DINING ROOM**

3.01m x 5.21m (9'10" x 17'1")  
With laminate flooring, papered walls with dado rail and textured ceiling with coving. UPVC French doors to front aspect and radiator panel.

**SITTING ROOM**

3.64m x 4.82m (11'11" x 15'9")  
A delightful sitting room overlooking the well manicured rear garden and Caedelyn Park. With wood block flooring, painted walls with plate rack and smooth ceiling with coving. UPVC French doors to rear garden and radiator panel.

**KITCHEN**

3.29m x 3.21m (10'9" x 10'6")  
With a range of wall and base units with contrasting work surfaces over. Stainless steel one and a half bowl sink, Neff integrated dishwasher, microwave and Bosch electric double oven. Neff electric hob with extractor over. Tiled floors and tiled splashback. UPVC window to rear, radiator panel and door to lobby.

**UTILITY ROOM**

2.20m x 2.21m (7'2" x 7'3")  
A valuable space with tiled floors, painted walls and smooth ceiling with loft hatch access. Space and plumbing for washing machine and fridge freezer. Wall mounted boiler and UPVC window to side aspect.

**SHOWER ROOM & WC**

1.18m x 1.90m (3'10" x 6'2")  
Low-level WC, shower cubicle with chrome mixer shower and thermostatic controls. Wall mounted wash hand basin, UPVC window and radiator panel.

**LANDING**

via carpeted staircase to spacious landing. Doors to all rooms and loft access.

**BEDROOM ONE**

3.76m x 4.57m (12'4" x 14'11")  
A generous master bedroom with a range of fitted wardrobes, chest of drawers and bedside cabinets. With carpeted floors, papered walls and smooth ceiling with coving. UPVC bay window to front and radiator panel.

**BEDROOM TWO**

3.03m x 5.15m (9'11" x 16'10")  
An excellent size double bedroom with fitted wardrobes, carpeted floors, papered walls with picture rail and textured ceiling with coving. UPVC window to front and radiator panel.

**BEDROOM THREE**

3.66m x 4.40m (12'0" x 14'5")  
A further double bedroom with fitted wardrobes, carpeted floors, papered walls and textured ceiling with coving. UPVC window to rear with delightful views across Caedelyn Park. Radiator panel

**BATHROOM**

3.12m x 2.81m (10'2" x 9'2")  
A very spacious family bathroom with low-level WC, panelled bath with with chrome taps and handheld shower. Wash hand basin vanity unit, fully tiled walls and floor. Textured ceiling with coving, UPVC windows to rear. Useful storage cupboard and airing cupboard.

**OUTSIDE**

**OUTSIDE**

**REAR**

A delightful rear garden with block paved patio area leading to raised deck area that enjoys the Westerly sunset. Laid lawn with mature borders with an abundance of plants, flowers and shrubs. Timber perimeter fencing and shed. Access to the front of the property via timber gate.

**FRONT**

A welcoming frontage with ample of and on road parking. Laid lawn and mature borders. Brick built perimeters and timber gate to rear.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band F



