



Alfreda Road,
Whitchurch, Cardiff,
CF14 2EH



£1,100,000

4 Bedrooms
House - Detached

A rare and distinguished opportunity to acquire a detached family residence in one of Whitchurch's most prestigious addresses. This handsome four-bedroom period home is offered to the market for the first time in over 50 years and occupies a substantial plot with generous gardens, detached garden room, and double garage.

Retaining much of its original character while benefitting from a recently fitted new roof, the property combines timeless appeal with exciting scope for personalisation and future development. The garden room and garage, positioned to the rear of the property, provide an outstanding opportunity for a further development (subject to the necessary consents) — a rare advantage in such a sought-after location. With versatile living spaces, period features, and four well-proportioned bedrooms, this home offers the perfect balance of tradition and potential. The sale is further enhanced by the absence of an onward chain, making it an exceptional proposition for buyers seeking a distinguished home in this highly coveted residential setting, close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended.



ENTRANCE HALL

A generous and welcoming hallway with staircase to first floor and access to principal rooms. Original tiled floors, deep skirting boards and ornate coving, create a wonderful first impression.

SITTING ROOM

16'5" x 15'8" (into bay)

A generous and bright, front aspect reception room with bay window, and original period detailing.

LOUNGE/DINER

26'2" x 14'2"

A superb dual aspect reception with feature fireplace, ample space for both seating and dining, and access to the kitchen, family room and rear garden. A run of fitted cupboards provide excellent storage and the ability to use this space as the kitchen. A side facing bay window brings lots of natural light to the space.

Features

- Prestigious Whitchurch address
- Substantial four-bedroom detached family residence
- Period features and generously proportioned rooms
- Offered for sale for the first time in over 50 years
- Recently fitted new roof
- Garden room and double garage
- No onward chain
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

KITCHEN

9'7" x 7'1"

Fitted with a range of units and work surfaces with stainless steel sink, an integrated fridge, freezer and dishwasher. Rear aspect window and accessed off the lounge/diner. This space has great potential to become a utility room.

FAMILY ROOM

16'5" x 13'1"

A generous and versatile space with delightful garden views. Door to the shower room and the rear porch.





WET ROOM

6'9" x 4'9"

Comprising low-level WC, wash hand basin, and tiled shower area.

FIRST FLOOR LANDING

With access to four bedrooms and the family bathroom.

BEDROOM ONE

14'8" x 13'3"

A bright front aspect double bedroom with bay window, carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM TWO

12'9" x 11'10"

A rear aspect double bedroom with carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM THREE

10'9" x 9'2"

Rear aspect double bedroom carpeted floor, painted walls and smooth ceiling with ornate coving.

BEDROOM FOUR

10'4" x 9'8"

A versatile front aspect bedroom that would make an ideal nursery or home office. With carpeted floor, painted walls and smooth ceiling with ornate coving.

BATHROOM

2.41m x 2.37m Fitted with three-piece suite including WC, wash hand basin, and bath.

OUTBUILDINGS

GARDEN ROOM

5.86m x 4.55m (19'3" x 14'11"). A superb space with a multitude of uses. The garden room benefits from high ceilings and fitted storage. It would make the most incredible home office or place of work due to the access from The Avenue.

DOUBLE GARAGE

6.91m x 5.86m (22'8" x 19'3"). A spacious detached, double garage with ample vehicular access.

GARAGE MEZZANINE FLOOR

14.9 sq.m. (160 sq.ft.) approx. Providing additional storage above the garage.

EXTERNAL

The property enjoys a substantial plot with mature front and rear gardens, driveway parking, and detached outbuildings. The garden room and double garage also present the rare opportunity of development as a building plot (subject to the relevant applications and approvals).



4 BEDROOMS



2 BATHROOMS



2 RECEPTION ROOMS



ENERGY RATING: D

Information

- Postcode: CF14 2EH
- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 2744.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

BATHROOM

7'10" x 7'9"

Bath, wash basin, W.C., separate shower cubicle.

OUTBUILDING

GARDEN ROOM

19'2" x 14'11"

A superb space with a multitude of uses. The garden room benefits from high ceilings and fitted storage. It would make the most incredible home office or place of work due to the access from The Avenue.

TENURE

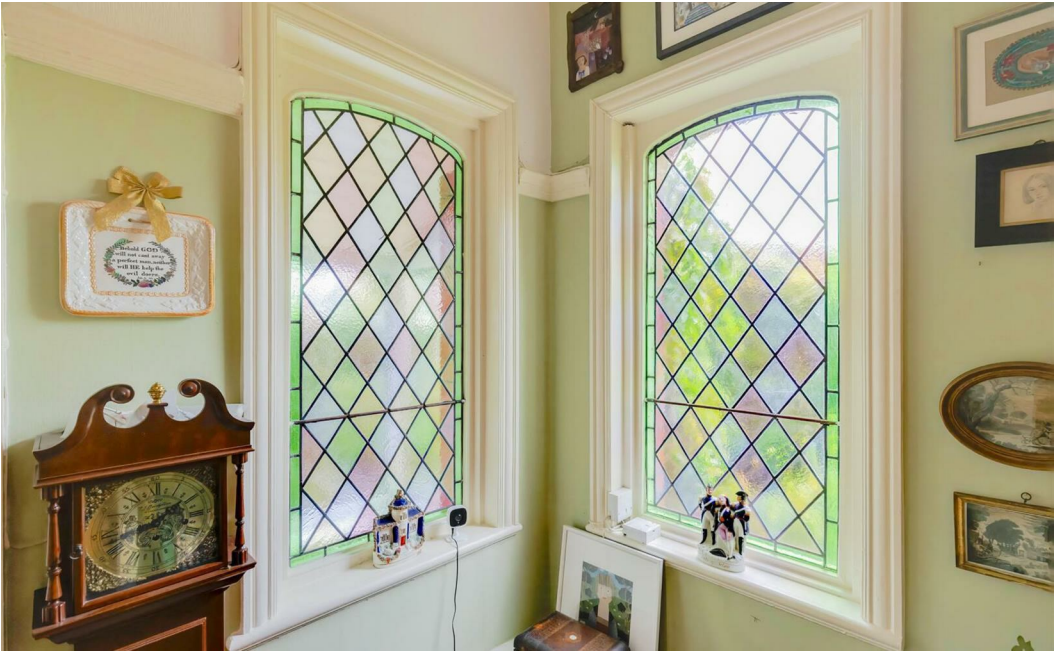
This property is understood to be Freehold. This will be verified by the purchaser's solicitor

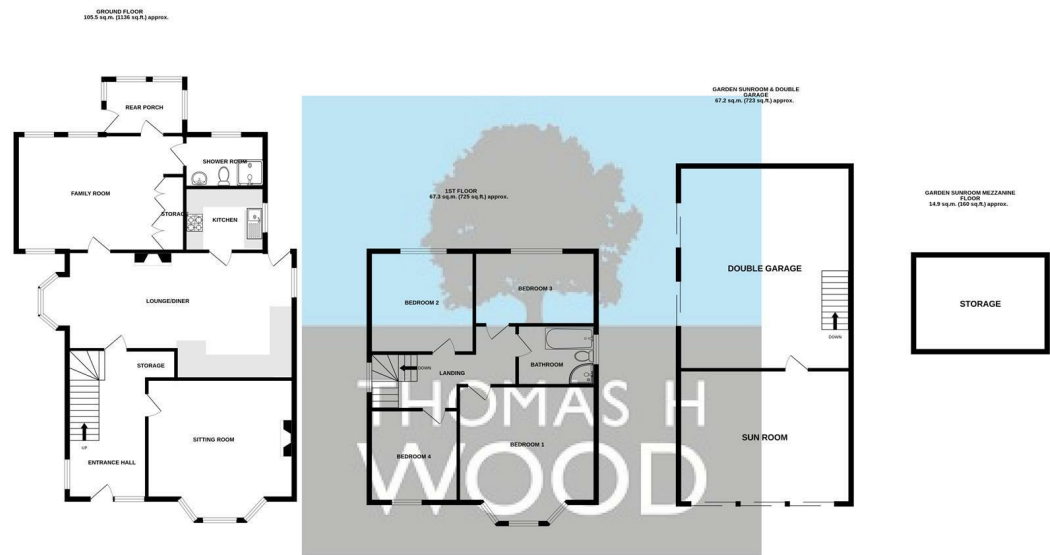
COUNCIL TAX

Band H









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	77
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

A rare and exciting opportunity to purchase this substantial family home, on one of Whitchurch's most desirable addresses

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