

Asking Price
£525,000

Birchwood Gardens,
Whitchurch, Cardiff,
CF14 1HY

THOMAS H WOOD

4 Bedrooms
House - Detached

The property has been thoughtfully updated by the current owners and offers bright, spacious accommodation designed for modern family living. A welcoming lounge flows effortlessly into a generous dining room before opening into an impressive garden room, creating a superb open-plan entertaining space overlooking the beautifully landscaped rear garden. The kitchen has been modernised with contemporary cabinetry and generous worktop space, while a stylish cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, whilst the remaining bedrooms are served by a beautifully refitted family bathroom finished to a high standard with contemporary fittings.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped with extensive gravelled seating areas, mature planted borders and a generous lawn, creating an attractive and private environment for both entertaining and family enjoyment. To the front, a driveway provides off-road parking and leads to the integral garage.

Situated within easy reach of highly regarded schools, excellent public transport links, Whitchurch Village and a wide range of local amenities, this is an excellent family home in one of Cardiff's most desirable residential locations.



GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall with modern flooring, staircase rising to the first floor and doors leading to the principal ground floor accommodation.

CLOAKROOM
2'10" x 4'10"

Beautifully appointed with a contemporary WC and wash hand basin, heated towel rail and obscure glazed window.

LOUNGE
12'0" x 16'8"

A spacious principal reception room enjoying a pleasant outlook over the front garden through a large bay window. Modern wood-effect flooring continues throughout, creating a bright and comfortable family living space centred around an attractive fireplace. A wide opening leads through to the dining room.



Features

DINING ROOM
8'3" x 9'3"

A generous dining space offering ample room for family dining and entertaining. Open plan to the adjoining garden room, creating an excellent flow through the rear of the property whilst maintaining a distinct dining area.









GARDEN ROOM
9'2" x 9'4"
A superb addition overlooking the rear garden through wraparound glazing and French doors. Flooded with natural light, this versatile room provides an ideal second sitting room, reading area or family room with direct access onto the landscaped garden.

KITCHEN
12'11" x 9'8"
A modern fitted kitchen comprising a range of light wood-effect wall and base units complemented by contrasting work surfaces. Integrated double oven with extractor hood above, stainless steel sink beneath a rear-facing window and ample space for freestanding appliances. A courtesy door provides access to the side of the property and garage.

FIRST FLOOR

LANDING
Providing access to all bedrooms, family bathroom and loft space.

BEDROOM ONE
8'10" x 13'8"
A generous double bedroom positioned to the front of the property, benefiting from a full range of fitted wardrobes and enjoying a bright, contemporary finish.

EN-SUITE
6'2" x 6'7"
A stylish modern shower room comprising a walk-in shower enclosure, WC and vanity wash hand basin with contemporary tiling and chrome heated towel rail.

BEDROOM TWO
8'10" x 14'9"
A comfortable double bedroom overlooking the rear garden with space for freestanding bedroom furniture.

BEDROOM THREE
8'11" x 10'4"
A further double bedroom enjoying views across the rear garden, ideal as a guest bedroom or children's room.

BEDROOM FOUR
8'9" x 11'4"
A well-proportioned fourth bedroom currently utilised as a twin children's bedroom, equally suitable as a nursery, home office or study.

FAMILY BATHROOM
7'0" x 6'0"
Beautifully refitted with a contemporary white suite comprising panelled bath with rainfall shower over and glazed screen, vanity wash hand basin and WC. Finished with stylish large-format wall tiling, black fittings, heated towel rail and obscure glazed window.



4 BEDROOMS

3 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Postcode: CF14 1HY
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1279.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

OUTSIDE

FRONT
An attractive frontage with block-paved driveway providing off-road parking and access to the integral garage. Electric car charger. Attractive planting and mature borders enhance the kerb appeal.

GARAGE
8'10" x 14'9"
Integral garage with electric door, power and lighting, offering useful storage or potential workshop space.

REAR
Beautifully landscaped and enjoying an excellent degree of privacy, the garden combines generous gravelled entertaining terraces with a well-maintained central lawn and colourful mature planted borders. Established hedging and trees create a pleasant backdrop, whilst multiple seating areas provide the perfect setting for outdoor dining and family gatherings. The garden is exceptionally well maintained and offers a wonderful balance of open space and established planting.

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

COUNCIL TAX
Band F







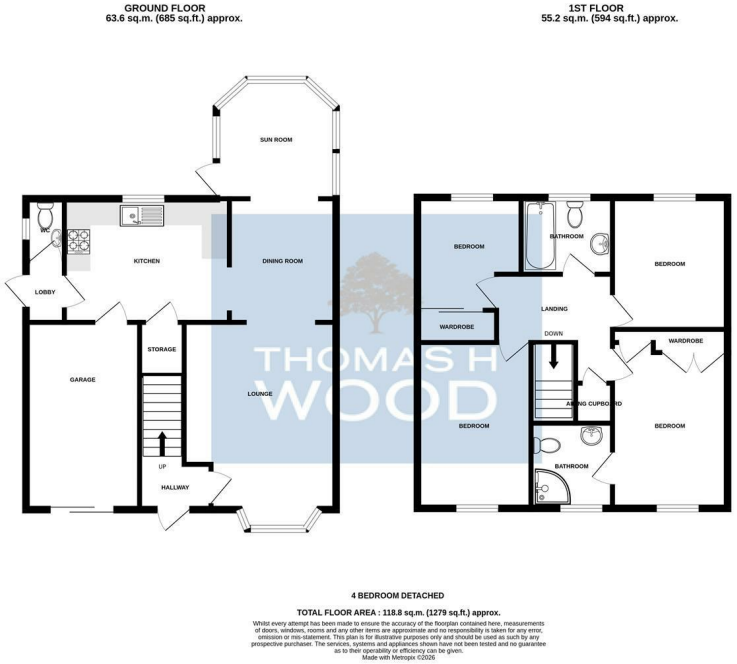


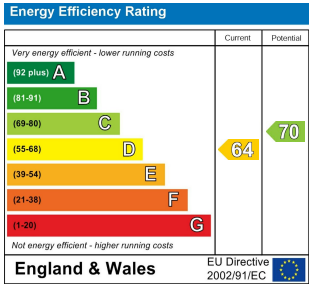








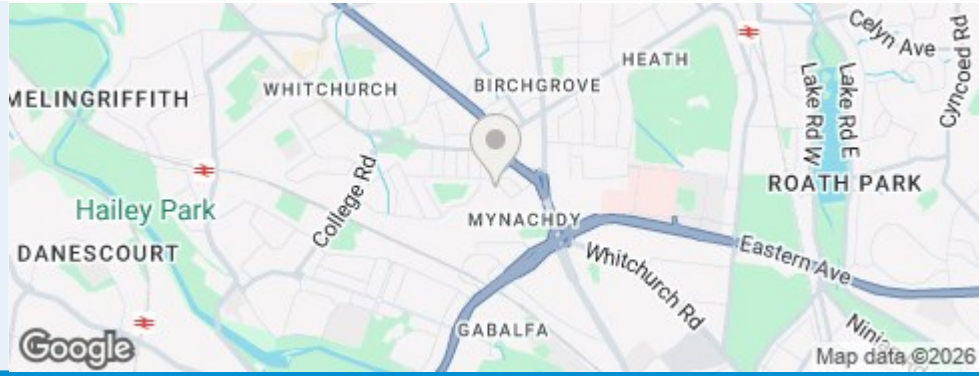




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Beautifully presented throughout, this attractive four-bedroom detached family home occupies a generous plot within a quiet and highly sought-after cul-de-sac in the heart of Whitchurch.

Thomas H Wood



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