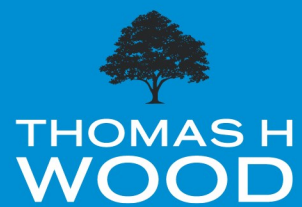




Maes Glas,
Whitchurch, Cardiff,
CF14 1NX



Asking Price
£500,000

4 Bedrooms
House - Semi-Detached

This greatly extended four double bedroom semi-detached family home occupies a generous corner plot in a highly sought-after Whitchurch location. Offering versatile accommodation across two spacious floors, the property benefits from a superb open-plan layout ideal for modern family living.

The ground floor comprises three generous reception rooms, an open plan kitchen, dining and family area, a utility room, and a ground floor WC. Upstairs, there are four double bedrooms, including a master with stylish Jacuzzi en-suite, together with a contemporary family shower room.

Externally, the property boasts a front garden with a large "in and out" driveway providing extensive off-road parking. To the rear, there is a delightful enclosed garden with lawn, decking, patio, garden room and sheds.

Close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended.



ENTRANCE

Via double glazed door to internal hallway.

HALLWAY

A welcoming entrance with laminate flooring, radiator, stairs to the first floor, and doors to all ground floor rooms.

LOUNGE

15'10" x 11'4"

Front aspect with a large double glazed window and feature fireplace. Includes laminate flooring, radiator panel and French doors opening to the second reception.

SITTING ROOM

14'2" x 11'1"

A versatile reception with laminate flooring, double glazed windows to front and side, and radiator panel.

FAMILY AREA

9'10" x 8'3"

A bright seating space overlooking the rear garden, with full-height uPVC windows and sliding doors, laminate flooring and radiator. Open plan to the dining area and kitchen.

DINING ROOM

11'5" x 10'5"

Central to the kitchen and family area, with French doors leading to the rear garden. Ample space for a large dining table and chairs, with continuation of laminate flooring.



Features

- Extended semi-detached family home
- Three generous reception rooms
- Four double bedrooms
- Master bedroom with Jacuzzi en-suite
- Utility room
- Enclosed garden
- Extensive off-road parking
- Fantastic Whitchurch location
- Walking distance Whitchurch Village

KITCHEN

14'3" x 8'9"

Fitted with an impressive range of high-gloss units and contrasting work surfaces. Includes five-ring gas hob, built-in microwave, electric oven, integrated dishwasher and fridge freezer. Rear aspect uPVC window, ample worktop space and excellent storage solutions.

UTILITY ROOM

6'3" x 7'9"

Fitted with stainless steel sink, wall units, undercounter storage and space/plumbing for washing machine, tumble dryer and additional fridge/freezer. Radiator and laminate flooring.



GROUND FLOOR WC

2'2" x 5'11"
Low-level WC, part tiled walls, rear window, extractor, ceiling light and laminate flooring.

LANDING

Carpeted staircase to landing with storage cupboards, including housing for Worcester combination boiler.

MASTER BEDROOM WITH JACUZZI EN-SUITE

14'2" x 10'3"
Rear aspect double bedroom with laminate flooring, painted walls, wardrobe space and radiator panel.

JACUZZI EN-SUITE

7'4" x 6'7"
Stylishly appointed with Jacuzzi corner bath, vanity wash hand basin with mixer tap, WC, tiled walls, chrome radiator, ceiling light and linoleum flooring.

BEDROOM TWO

14'2" x 8'9"
Front aspect double bedroom with carpeted floor, painted walls, smooth ceiling and radiator panel.

BEDROOM THREE

13'10" x 11'4"
Front aspect double bedroom with carpeted floor, painted walls, smooth ceiling, built-in storage and radiator panel.

BEDROOM FOUR

8'5" x 8'2"
Front aspect smaller double bedroom with carpeted floor, painted walls, smooth ceiling and radiator panel.

FAMILY SHOWER ROOM

8'9" x 7'3"
A contemporary suite with double-width shower enclosure, vanity wash basin, WC, tiled walls, chrome radiator, extractor, opaque rear window, ceiling light and linoleum flooring.

OUTSIDE

FRONT GARDEN

Low-maintenance garden with brick wall boundary and large "in and out" driveway providing extensive off-road parking.

REAR GARDEN

Enclosed garden with lawn, decking, patio, mature shrubs, garden room and three sheds. Gated side access.

TENURE

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

COUNCIL TAX

Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1712.30 sq ft
- Current EPC Rating:
- Potential EPC Rating:



4 BEDROOMS



2 BATHROOMS

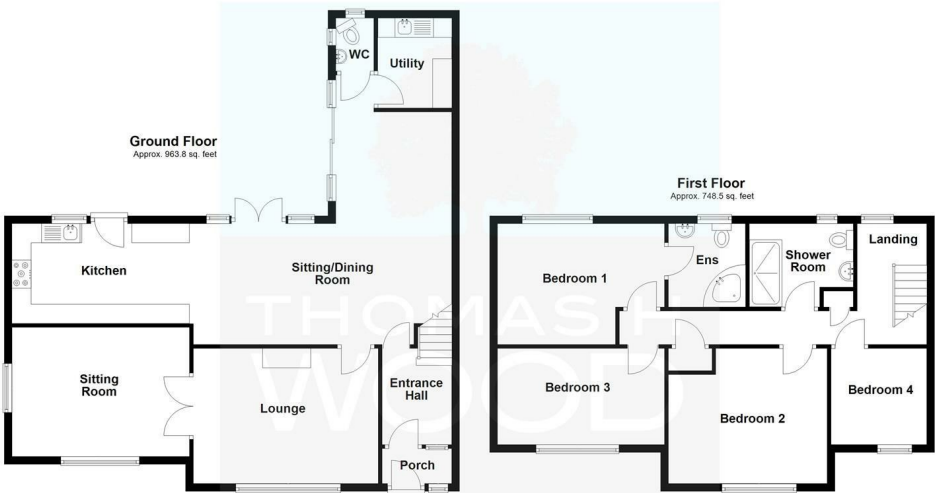


2 RECEPTION ROOMS



ENERGY RATING:



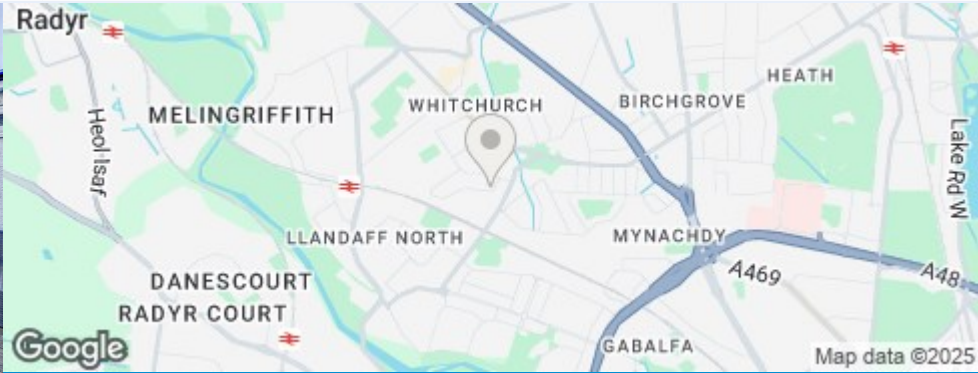


Total area: approx. 1712.3 sq. feet



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

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		
EU Directive 2002/91/EC		



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