

**SOLD STC** | Guide Price £1,075,000 | Church Road, Whitchurch, Cardiff

A SUBSTANTIAL BAY-FRONTED PERIOD DWELLING OFFERING OVER 3,400 SQ FT OF ACCOMMODATION IN THE HEART OF WHITCHURCH VILLAGE.



CHAMBERS

EST. 1992



### Description

Chambers Estate Agents have the distinct privilege of bringing to the market this substantial bay-fronted semi-detached period dwelling situated on Church Road, Whitchurch.

The accommodation, which has been extended by the current owners, spans over 3,400 square feet in size, briefly comprises entrance hall, living room, dining room, drawing room, fitted kitchen/family room, utility room with shower room, orangery, 5 bedrooms, en-suite shower room, family bathroom and an additional shower room. The property further benefits from a plethora of original features, which are a feature throughout the property, off-road parking with electric charging point to the front, single garage, side access to the rear garden from Bishop's Place, and a mature, landscaped, rear garden, which benefits from a south facing aspect.

Church Road is widely regarded by many residents as the premier road in Whitchurch and this property is just a stone's throw from the centre of the village, which offers a comprehensive range of independent and corporate businesses to include a Lloyd's Pharmacy, Co-op convenience store, Fino Lounge, Coffi Lab and Villagio Pizzeria to name but a few. There are frequent public transport links into the city centre via main bus route on Merthyr Road and a direct train-line from Llandaff North train-station off Evansfield Road, Llandaff North. There is easy access to the Taff Trail and the access roads for the A470 & M4 motorway are just a short drive away. The local schools at all grades are held in high regard.

Built in circa 1906, this property has traded hands very few times in over 115 years of being constructed. The current owners purchased the property in 1984 and have significantly upgraded and improved the property during their ownership.

These properties are generational homes and are seldom available on the open market.

Early viewing advised



31 Church Road, Cardiff CF14 2DX  
 TOTAL APPROX. FLOOR AREA 3,410 SQ.FT  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.