

Hanbury Close,
Whitchurch, Cardiff,
CF14 2TB

THOMAS H WOOD

£525,000

4 Bedrooms
House - Detached

This exceptional four-bedroom detached family home occupies a superb position at the end of a quiet cul-de-sac, just moments from the Taff Trail, Whitchurch Village and highly regarded primary and secondary schools. Having first sold the property several years ago, it has been a pleasure to see the thoughtful transformation the current owners have achieved. Every improvement has been carefully considered, creating a stylish home that is ready to move straight into. The accommodation comprises a welcoming entrance hall, spacious lounge and an impressive open-plan kitchen/dining room. Having been remodelled to create one superb living space, the contemporary kitchen is fitted with quartz work surfaces, premium integrated appliances and extensive storage, making it the true heart of the home. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a stylish en-suite shower room, together with a beautifully appointed family bathroom. Outside, the landscaped rear garden has been designed for modern family living and entertaining, while the extensive block-paved driveway provides generous off-road parking, BBQ and seating area. A particular feature is the detached, fully insulated garden room with air conditioning, complemented by a second home office created from the former garage, providing exceptional flexibility for those working from home.



GROUND FLOOR

ENTRANCE HALL
Entered via a double glazed UPVC front door. A welcoming entrance hall with plastered ceiling, radiator, useful understairs storage cupboard and staircase rising to the first floor.

CLOAKROOM
2'2" x 6'10"

Fitted with a low level WC and wash hand basin. Double glazed window to the side elevation.

LOUNGE
18'0" x 11'6"

A spacious dual-aspect reception room overlooking the front aspect with an additional window to the side elevation allowing excellent natural light. Wood flooring, plastered ceiling, radiator, TV and telephone points. Opening through to the dining room, creating an excellent flow for modern family living.



Features

- Beautifully Modernised Detached Family Home
- Four Bedrooms with Principal En-Suite
- Stunning Open-Plan Kitchen/Dining Room
- Two Home Offices Including Air-Conditioned Garden Room
- Landscaped Rear Garden & Extensive Block-Paved Driveway
- Quiet Cul-de-Sac Position
- Moments from the Taff Trail
- Walking Distance to Whitchurch Village & Excellent Schools

KITCHEN
12'0" x 8'7"

Beautifully refitted with a contemporary range of wall and base units complemented by quartz work surfaces and tiled upstands. Incorporating a 1½ bowl sink with mixer tap, premium integrated appliances including a double electric oven, induction hob with extractor canopy over, integrated dishwasher and washing machine together with extensive storage. Open plan to the dining room, creating the true heart of the home.









DINING ROOM
12'0" x 9'1"
Now open to the kitchen to create an impressive entertaining space. Wood flooring, radiator, double glazed window to the side elevation and French doors opening directly onto the rear garden.

FIRST FLOOR

LANDING
Access to loft space. Large built-in storage cupboard, airing cupboard with shelving and double glazed window to the side elevation.

PRINICIPAL BEDROOM
11'5" x 10'0"
A generous double bedroom overlooking the rear garden with carpeted floor, painted walls, radiator, telephone point and access to the en-suite shower room.

EN-SUITE SHOWER ROOM
10'9" x 3'1"
A contemporary suite comprising a low level WC, vanity wash hand basin and walk-in shower with glazed screen and chrome mixer shower. Heated towel rail, fully tiled walls and flooring with recessed ceiling lighting.

BEDROOM TWO
10'2" x 9'8"
A well-proportioned double bedroom overlooking the front elevation with carpeted floor, painted walls, UPVC window and radiator.

BEDROOM THREE
9'8" x 7'6"
A comfortable third bedroom overlooking the front elevation with laminate flooring, painted walls, UPVC window and radiator.

BEDROOM FOUR
7'1" x 6'2"
Currently utilised as a walk in wardrobe, but equally suited as a nursery or single bedroom. Double glazed window overlooking the rear elevation with UPVC window and radiator.

FAMILY BATHROOM
9'1" x 6'0"
Beautifully appointed with a modern white suite comprising a panelled bath with chrome mixer tap, vanity wash hand basin, low level WC, heated towel rail, fully tiled walls and flooring together with recessed ceiling lighting.

OUTSIDE



4 BEDROOMS

3 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF14 2TB
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1385.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

FRONT
An extensive block-paved driveway provides generous off-road parking for several vehicles and creates an impressive approach to the property. Attractive lighting and BBQ area with delightful views across the Taff.

REAR
A beautifully landscaped rear garden designed with low maintenance in mind, incorporating generous patio seating areas, artificial lawn, mature planting and a pergola, providing an ideal space for relaxing and entertaining. External tap, side access and direct access to the garden room.

GARDEN ROOM/OFFICE ONE
18'11" x 9'5"
A superb fully insulated garden room with power, lighting, air conditioning and new electrics, creating an outstanding home office, gym or studio.

GARAGE CONVERSION/OFFICE 2
16'5" x 8'1"
The former garage has been professionally converted to create a second home office, providing exceptional flexibility for those working remotely or running a business from home.

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

COUNCIL TAX
Band F







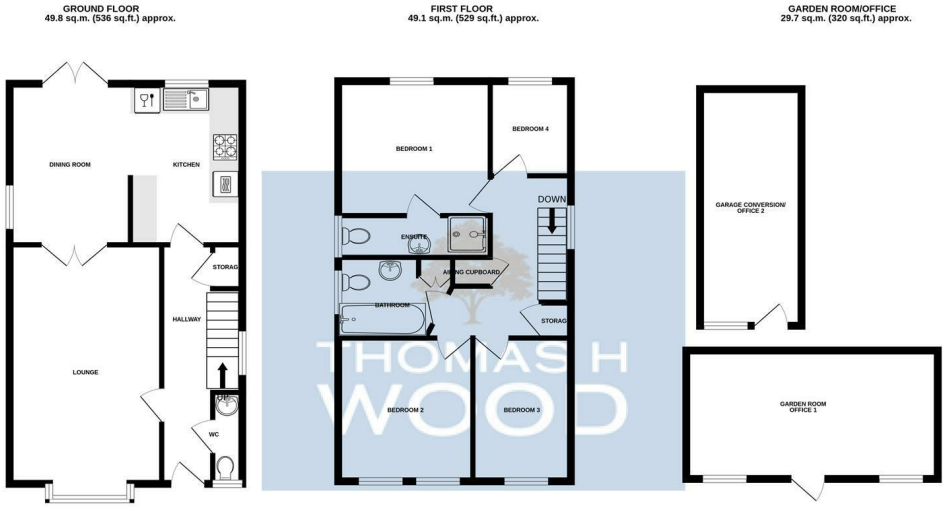








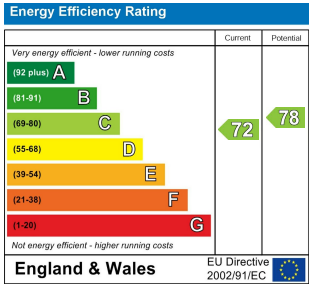




4 BEDROOM DETACHED

TOTAL FLOOR AREA : 128.6 sq.m. (1385 sq.ft.) approx.

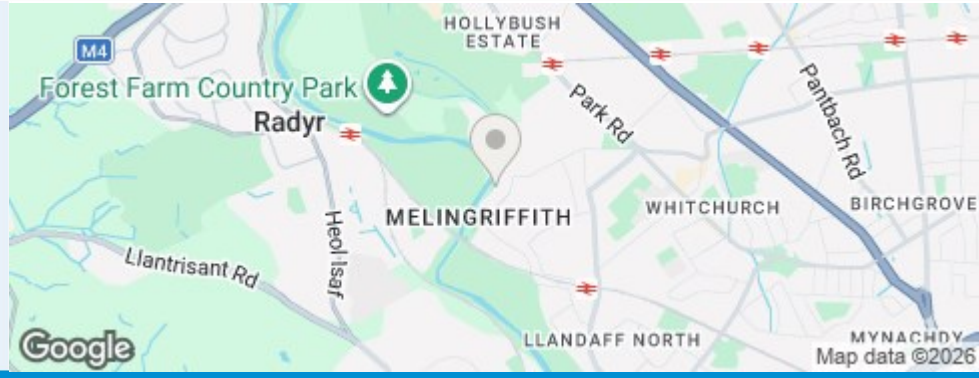
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 beautifully presented family home offering high-quality accommodation in one of Whitchurch's most sought-after locations. To be sold with no onward chain.

Thomas H Wood



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