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9 Franklen Road, Whitchurch, Cardiff, CF14 1HR.

£485,000

 **peter
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A very impressive four-bedroom traditional bay fronted semi-detached family home, built circa 1930, the front inset with a two-storey splayed bay, all beneath a pitched slate roof. This generous property provides 1240 square feet, extended pre-2014, and occupying a delightful position fronting a quiet and private residential road, away from busy passing traffic, yet only a short walk from Whitchurch Village High Street.

This well designed and spacious bright residence benefits gas heating with panel radiators with a new combi boiler serviced annually, white PVC double glazed replacement windows, many original traditional pine panelled doors, and a charming entrance hall of character which includes a stunning original tiled floor, an original picture rail and a spindle balustrade staircase.

The living space comprises a through lounge (27'1 x 11'2), a fully fitted kitchen and breakfast room, (15'1 x 10'0), replaced in 2015 and including integrated appliances, a large separate dining room (15'1 x 9'9), with PVC double glazed sliding patio doors which open onto and overlook the rear gardens, a useful large walk-in store cupboard (7'4 x 3'4), currently used as a toy store, and a downstairs cloak room with wc and wash hand basin. The first floor comprises four bedrooms and a family white bathroom suite.

A charming home in a delightful location. Must be seen!

Whitchurch Village

Whitchurch Village is a busy high street with excellent local shops and stores including Post Office, Boots Chemist, Peacocks, Co-Op, Iceland, Parsons Bakery, Greggs Bakery, Fintans Fish and chip company, The New Empire (a Chinese take-away), Farmers Pantry(butchers), Coffee 1, Principality Building Society. Further shops include Pearls (ladies' clothes and gift shop), Birds (fruit and vegetable shop), lechyd Da @ CF14 (health food shop), and Roger Walters TY NI Interiors. Dining facilities include The Plough, Kegbelly, The Fox and Hounds, The Brook Bistro, Maltsters Arms Hotel, The Royal Oak, The Fino Lounge, The Tin Mill, The Three Elms, La Cucina da MARA, Against the Grain Coffee House, to mention just a few. There are also opticians, hairdressers and jewellery shops.

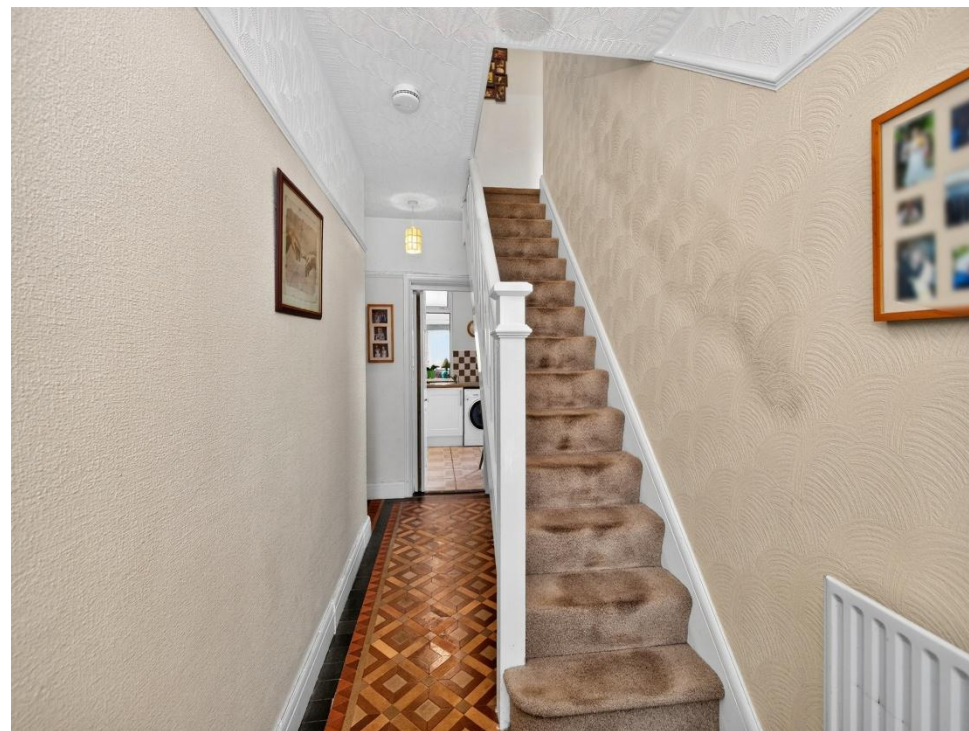
The local high School is Whitchurch High, and local churches include St Mary's Parish Church, Whitchurch Methodist Church, St. Teilo's Church, and Ararat Baptist Church. Also within the village is Whitchurch Common, a large area of tree lined park land. Close by there are two railway stations including Whitchurch Railway Station and Llandaff North Railway Station. Several core bus routes serve Whitchurch Village in Cardiff, primarily operated by Cardiff Bus and Stagecoach, connecting the suburb directly to the city centre and surrounding areas.

Aml Check

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Approached via a white PVC part panelled double glazed front entrance door with matching side screen windows with pretty diamond leaded up lights, ceramic tiled floor. Wall light.





Entrance Hall

Approached via a part panelled double glazed diamond leaded entrance door leading to a charming hallway of character with original tiled floor and a wide carpeted spindle balustrade staircase with wide under stair recess, original picture rail, radiator, PVC double glazed patterned glass window to front.

Kitchen And Breakfast Room

15' 1" x 10' (4.60m x 3.05m) Approached independently from the entrance hall, well fitted along three sides with a comprehensive range of panel fronted floor and eye level units with chrome slimline handles and glass fronted eye level cabinets with glass shelves, walls part ceramic tiled, integrated stainless steel sink with mixer taps and drainer, space with plumbing for a washing machine, space for housing of a dishwasher, integrated four ring electric hob, concealed extractor hood, integrated oven Indesit and separate grill. Integrated fridge-freezer. Concealed recently installed independent combi 30 Ideal gas central heating boiler. Ceramic tile flooring, radiator, internal courtesy door leading into the integral garage, PVC double glazed window looking into the dining room, PVC double glazed outer door opening onto the rear gardens.



Dining Room

15' 6" x 9' 9" (4.72m x 2.97m) Independently approached from the lounge, forming part of a single storey extension, equipped with PVC double glazed sliding patio doors that open onto the rear gardens, further PVC double glazed window to side, radiator, ceiling with spotlights.

Play Storage Room

7' 4" x 3' 4" (2.24m x 1.02m) Independently approached from the dining room, designed with a ceramic tile floor and ample storage space with electric power and light with an internal white traditional panelled white door leading to...

Downstairs Cloakroom

Comprising W.C and wall mounted wash hand basin, PVC double glazed clear glass window to rear, continuous ceramic tile floor.

Through Lounge

27' 1" x 11' 2" (8.26m x 3.40m) An open plan lounge separated by double doors narrowing to a width measurement of 10 ft 5, independently approached via a white traditional style panelled door from the entrance hall, inset with a wide splayed bay with replacement PVC double glazed windows with outlooks onto the quiet frontage road, marble fireplace with hearth and surround inset with a living flame coal effect gas fire, high ceiling, original picture rail, two radiators.



First Floor Landing

Approached via a wide carpeted single flight spindle balustrade staircase leading to a central landing with a good-sized access to the attic.

Master Bedroom One

13' 8" x 10' 7" (4.17m x 3.23m) Approached independently from the landing via an original pine panelled door, coved ceiling, radiator, wide splayed bay with replacement PVC double glazed windows with outlooks onto the quiet frontage road.

Bedroom Two

12' 8" x 10' 7" (3.86m x 3.23m) Approached independently from the landing via an original pine panelled door leading to a further double sized bedroom inset with a white PVC double glazed window with tilt and turn facility with outlooks onto the rear gardens, high ceiling, original picture rail, radiator.

Bedroom Three

18' 9" x 8' (5.71m x 2.44m) Forming part of a first-floor extension above the garage, approached from the first-floor landing independently via a white traditional style panelled door, leading to a further double size bedroom with two Velux double glazed windows each with blackout blinds one to the front pitch and one to the rear pitch of the roof. Access to eaves roof space, radiator.



Bedroom Four

7' 6" x 5' 8" (2.29m x 1.73m)

Independently approached from the landing via a white traditional style panelled door, a single fourth bedroom, inset with a PVC replacement double glazed window with outlooks onto the quiet frontage road, radiator.

Family Bathroom

7' 6" x 6' (2.29m x 1.83m)

Independently approached from the landing via a white traditional style panelled door leading to a family bathroom equipped with a white modern suite with ceramic tile walls, comprising panelled bath with chrome mixer taps, Triton shower unit with glass shower screen. Mounted wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit with white high gloss doors, slimline W.C, stainless steel vertical towel rail/radiator, patterned glass PVC double glazed window to rear, built in useful linen cupboard with multiple shelving.



Outside Front Garden

Chiefly block paved enclosed by low brick boundary walls with mature front hedge.

Entrance Drive

A very small driveway not suitable for parking a car, approached via double gates with brick pillars and side brick-built boundary wall.

Rear Garden

Level and fully enclosed chiefly laid to lawn beyond a wide paved sun terrace, enclosed by brick-built boundary walls with some mounted timber fencing and trellising, lined with garden trees and plants. Outside contemporary lights and power points and water tap

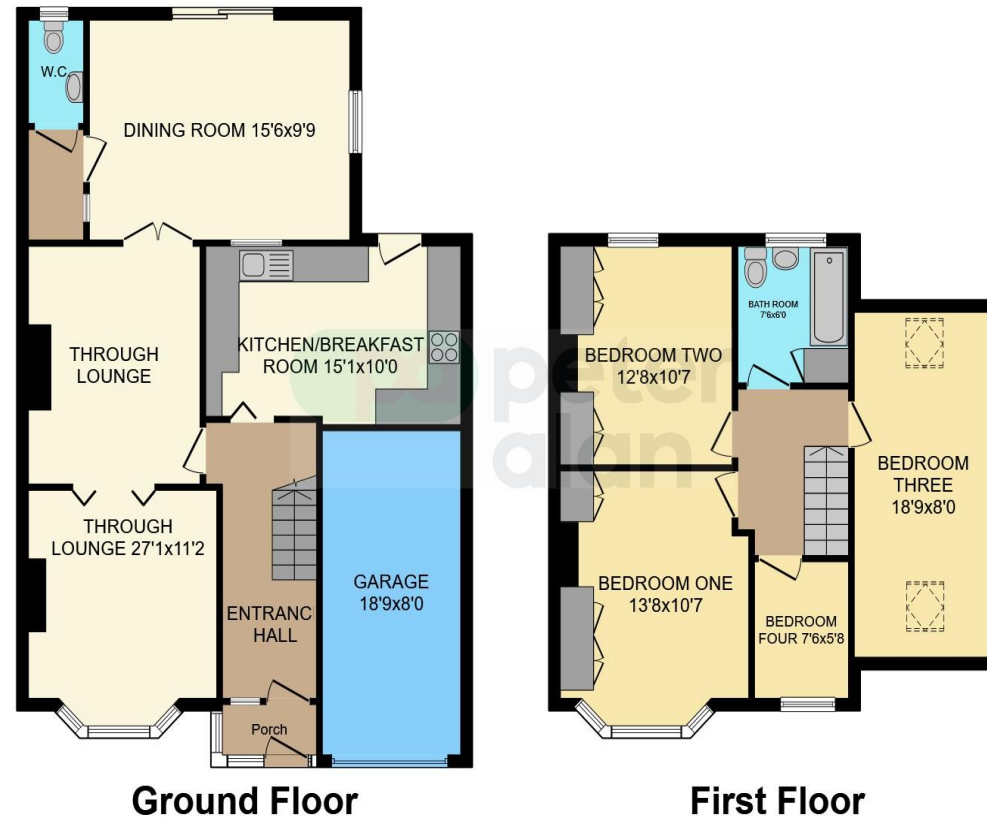






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