

# Norman Road, Whitchurch, Cardiff

£275,000



- Semi Detached House
- Five Bedrooms
- Two Receptions

- Large Garage & Utility Room
- Close to Whitchurch Village
- Quick Sale Required

## Thomas & Rose : 1 Estate Agency

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# 7 Norman Road, Whitchurch, Cardiff, CF14

One Estate Agency in Whitchurch Village are offering for sale this well presented and extended family home, in this popular and convenient location. The accommodation briefly comprises of hallway, lounge, dining room, fitted kitchen and separate utility room, five bedrooms, family bathroom and WC. Other features include large garage with rear lane access and enclosed rear garden. Whitchurch Village offers a wide variety of shops, together with a main post office and library. Schools are available for all ages with a choice of Welsh or English senior schools. There is regular public transport to the City Centre via bus and train and easy access to the M4 Motorway via the A48 or A470.

## Entrance Hall

Entered via a wooden front door with obscure glazed panel and matching side and top screens. Wooden staircase leading to the first floor with fitted carpet. Coved textured ceiling. Double panel radiator. Power points. Under stairs storage space. Doors to kitchen, lounge and dining room.

## Lounge 15'4" x 12'2" (4.67m x 3.71m)

Coved and textured ceiling. Picture rail. Coal effect living flame gas fire with tiled back and wooden surround. Wooden bay window to front aspect. Double panel radiator. Power points. Fitted carpet.

## Dining Room 14'6" x 12'2" (4.42m x 3.71m)

Textured ceiling. Picture rail. Window to rear. Double panel radiator with thermostat control. Power points. Wall mounted gas fire. Walk in storage room. Fitted carpet.

## Kitchen 11'5" x 6'8" (3.48m x 2.03m)

Fitted kitchen with matching wall and base units with contrasting roll top work surfaces over. Inset sink and drainer with mixer tap. Tiled splash backs. Fitted four ring gas hob with extractor over. Eye level oven and grill. Panelled radiator with thermostat control. Obscured double glazed PVCu door to rear garden. Window to side. Ceramic tiled floor.

## Utility Room 14'6" x 7'7" (4.42m x 2.31m)

Vinyl floor covering. Stainless steel sink and drainer. Matching wall and base units with roll top work surface. Space for fridge, freezer and tumble dryer with plumbing also for washing machine. Door to garage. Exit door. Side window.

## First Floor Landing

Textured ceiling. Window to side. Wall mounted meter cupboard. Fitted carpet. Stairs to second floor.

## Bedroom One 14'10" x 10'8" (4.52m x 3.25m)

Picture rail. Window to front. Radiator with thermostat control. Power points. Fitted carpet.

## Bedroom Two 12'5" x 12'7" (3.78m x 3.84m)

Textured ceiling. Picture rail. Radiator with thermostat control. Cupboard housing combination boiler. Shelved storage/airing cupboard. Window to rear. Power points. Fitted carpet.

## Bedroom Three 8'4" x 7'8" (2.54m x 2.34m)

Textured ceiling. Picture rail. Window to front. Radiator with thermostat control. Power points. Fitted carpet.

## Family Bathroom

Three piece bathroom suite comprising panelled bath with electric shower over, low level wc and pedestal wash hand basin. Tiled splash backs. Heated towel rail. Obscured glazed window. Fitted carpet.

## Second Floor Landing

Textured ceiling. Window to side. Fitted carpet.

## Bedroom Four 15'9" x 8'8" (4.80m x 2.64m)

Skylight window to front. Double glazed PVCu window to rear. Eaves storage cupboard. Panelled radiator with thermostat control. Power points. Fitted carpet.

## Bedroom Five 10'0" x 7'10" (3.05m x 2.39m)

Double glazed PVCu window to rear. Panelled radiator with thermostat control. Power points. Fitted carpet.

## Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splash back. Skylight window to front. Panelled radiator with thermostat control. Textured ceiling. Vinyl flooring.

## Garage 28'9" x 11'4" (8.76m x 3.45m)

Up and over door leading from the rear lane. Power and light. Workshop space if required. Door from the utility room.

## Outside Front

Paved with dwarf wall. Access to the rear via side gate.

## Outside Rear

Mainly laid to lawn with paved patio. Planted borders. Gate to the rear lane. Outside toilet and outhouse. Door to the utility room. Paved side area with gated access to the front.

### IMPORTANT NOTICE:

1. These particulars have been prepared in good faith to give a fair view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.