



Foreland Road, £450,000

- Four Double Bedrooms
- Two Bathrooms
- 24FT Kitchen and Breakfast Room
- 27FT Lounge/Dining Room
- Prime Location
- Close To Amenities
- Chain Free
- EPC Rating: Awaited



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About the property

A traditional bay fronted semi-detached three/four bedroom house, built circa 1930's, with elevations in facing brick, extended in recent years, and occupying a corner position fronting Foreland Road and adjacent to Heol Y Forlan. This substantial family home provides four double sized bedrooms, the attic bedroom completed in the 1980's, a large open plan lounge and dining room (24'5 x 16'5), and a modern open plan kitchen & breakfast room (24'5 x 10'3). The property benefits being sold with no onward chain, gas heating with a combi boiler and panel radiators, replacement double glazed PVC windows, traditional panel doors, picture rails, and a large wide square bay window in the lounge overlooking quiet Foreland Road. The property is within level walking distance to both Whitchurch High School and Whitchurch Village. Within a few minutes there are two exits onto Manor Way providing fast access to both the M4 and Cardiff City Centre. Outside there is a walled rear garden with a garden gate to Heol Y Forlan, and a further internal courtesy door leading into a very large detached rear garage. A traditional and very spacious property, located within a private residential road. Must be seen!



Accommodation

Whitchurch

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving every day needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a Co-op, an Iceland, a Mcoll's, a Parsons Bakery, a Greggs, a Principality Building Society, A Monmouthshire Building Society, a Peacock's, a Boots The Chemist, Fintons Fish & Chips Company, a Coffee 1 and a very popular local Farmers Pantry Butchers. Local Pub and restaurants include the Plough, The Royal Oak and the Malsters Inn, all within the Village centre.

Schools

There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penline Road. Ysgol Gymraeg Melin Gruffydd, a very successful two form entry Welsh medium primary school located on Glan-Y Nant Road. The current Head teacher is Mr Illtyd James and under his leadership the school received a superb Estyn inspection report in 2015 and is

categorised as a Green school by Welsh Government. The school's motto is 'Cofia ddysgu byw...' Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 Pupils from 3–11 years on roll. The school was officially opened by international footballer and former pupil Gareth Bale and its motto is 'Work together, play together, and succeed together'. Whitchurch Primary School received a glowing Estyn inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

Transport

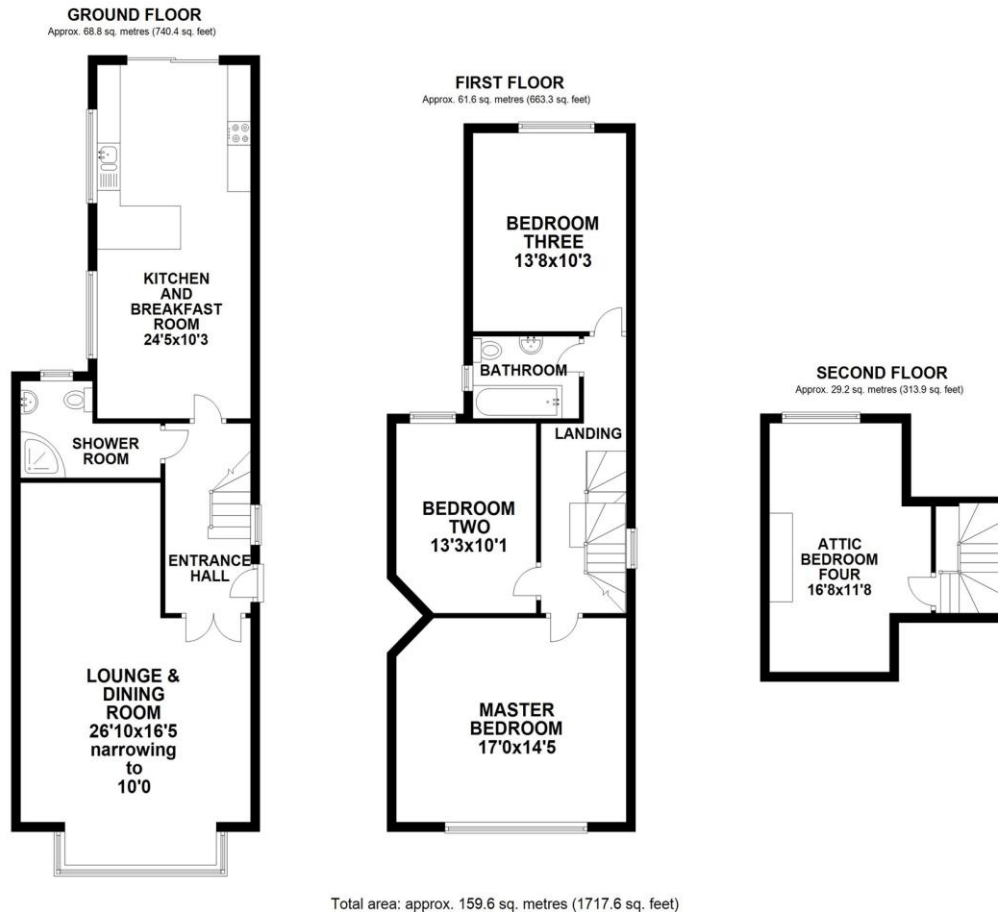
Located three miles North of Cardiff centre Whitchurch Village provides fast travel to Manor Way, the A 470 and the M4. Local bus services connect with all parts of Cardiff. There are numerous Railway Stations serving North Cardiff, including Llandaff North (just 10 minute's walk), Whitchurch Coryton, Rhiwbina Garden Village, Birchgrove Caerphilly Road Station, Maes Y Coed Road Station, and both Heath high level and Heath Low level, each providing fast travel to Cardiff City Centre.

Entrance Hall

02920 612328

whitchurch@peteralan.co.uk

Floorplan



Important Information

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