

Field View, Holdings Lane, Capel Llanilltern, Cardiff, CF5 6JA



Estate Agents and
Chartered Surveyors

Asking Price Of

£975,000



Detached Property

5

4

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Property Description

**** EXECUTIVE DETACHED FAMILY HOME **
STUNNING POSITION ** ECO-FRIENDLY **** A stunning, spacious detached family home built in 2017 offering over 4000 sq.ft. of versatile accommodation briefly comprising; grand hallway with central staircase and gallery landing, kitchen/diner, lounge, bedroom five/sitting room, wet room, study and wc. To the first floor are three spacious bedrooms including the principal bedroom with en-suite bathroom and balcony, plus the second bedroom with dressing room and en-suite. To the second floor are two further double bedrooms, one with en-suite. To the front exterior is a well presented gated driveway and to rear is a landscaped garden with summer house, hot tub and fantastic countryside views. EPC: C

Tenure Freehold

Council Tax Band I

Floor Area Approx 4,187 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in Capel Llanilltem which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

ENTRANCE

Entered via gated block paved driveway with parking for several vehicles and in and out access. Paved to front door. Access to rear of property via side gate.

HALLWAY

Entered via composite door with glazed panels to either side. Feature fish tank to lounge. Tiled floor with underfloor heating. Glazed double doors to kitchen/diner, plus doors to bedroom five/sitting room, cloakroom, wc and study. Telephone point. Central staircase rising to first floor. Spot lights. uPVC double glazed door to rear garden.

KITCHEN/DINER

23' 10" x 22' 4" (7.283m x 6.813m)
uPVC double glazed bi-fold doors to rear garden. A modern fitted kitchen with a range of base and eye level units incorporating one and a half under counter stainless steel sink unit with drainer and mixer tap and granite work surfaces. Breakfast bar. Built in electric double oven, microwave and hot plate, plus induction hob and extractor hood over. Integrated dishwasher and wine cooler. Space for American fridge/freezer.

Space for dining table and chairs. Spot lights. Tiled floor with underfloor heating. Opening to lounge and door to utility room.

UTILITY ROOM

14' 2" x 13' 7" (4.325m x 4.153m)
uPVC double glazed window to rear. Two wall mounted air source heat pumps, hot water tank and underfloor heating tank. Space for washing machine and tumble dryer. Stainless steel sink unit with work surface and cupboards below. Space for additional fridge/freezer and storage units. Underfloor heating.

LOUNGE

12' 10" x 22' 6" (3.915m x 6.859m)
Two uPVC double glazed windows to front. Cast iron wood burner. Underfloor heating. TV aerial point.

BEDROOM FIVE/SITTING ROOM

22' 9" x 23' 8" (max) (6.944m x 7.236m)
Two uPVC double glazed windows to front. Underfloor heating. TV aerial point. Door to wet room and wardrobe. Spot lights.

WETROOM

11' 1" x 6' 5" (3.381m x 1.970m)
uPVC double glazed window to side. Pedestal wash hand basin. Fully tiled walls and floor. Shower to wall. Spot lights.

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WARDROBE

Shelving. Light and power.

CLOAKROOM

6' 3" x 3' 7" (1.914m x 1.112m)

Coat hanging space. Light.

WC

7' 3" x 3' 7" (2.234m x 1.105m)

uPVC obscure double glazed window to rear. Low level wc. Pedestal wash hand basin. Tiled floor. Part tiled walls. Underfloor heating.

STUDY

11' 2" x 8' 1" (3.404m x 2.489m)

uPVC double glazed window to rear. Underfloor heating.

FIRST FLOOR

LANDING

An exceptional, full galleried landing with solid oak wood balustrade. uPVC double glazed windows to front and rear with fantastic countryside views. Underfloor heating. Spot lights.

BEDROOM ONE

23' 9" (max) x 28' 3" (7.249m x 8.621m)

A spacious principal suite which includes double glazed sliding doors leading out to the large balcony, two fitted wardrobes, gym area and en-suite. Spotlights. Underfloor heating. uPVC double glazed window to front with countryside views. Door to:

EN-SUITE

6' 10" x 13' 6" (max) (2.088m x 4.123m)

A modern bathroom comprising low level WC, pedestal wash hand basin, panelled bath and fitted double shower cubicle with sliding door, mixer shower plus attachment. Tiled flooring and splash backs. Underfloor heating. Spotlights. uPVC double glazed window to front.

BALCONY

10' 11" x 24' 10" (3.351m x 7.571m)

Wrought iron balustrade with superb elevated views over countryside and woodland beyond. Artificial lawn to floor. Privacy fence to both sides.

BEDROOM TWO

22' 3" x 15' 6" (6.80m x 4.73m)

Another impressive bedroom with two uPVC double glazed windows to rear. Underfloor heating. Spotlights. Loft access. Door to ensuite. Two wardrobes.

EN-SUITE TWO

8' 11" x 11' 2" (2.736m x 3.429m)

Suite comprising low level WC, pedestal wash hand basin and fitted shower cubicle with mixer shower over. Tiled flooring and splash backs. Underfloor heating. Spotlights. Vaulted ceiling with uPVC double glazed window to front.

BEDROOM THREE

16' 6" x 10' 9" (5.05m x 3.28m)

Beautiful views to front. A third double bedroom underfloor heating.

SECOND FLOOR

LANDING

Doors to two bedrooms, one with en-suite. Cupboard housing solar panel controls.

BEDROOM FOUR

16' 0" (max) x 18' 0" (max) (4.902m x 5.499m)

Feature vaulted ceiling with two double glazed windows to rear. Radiator. Door to en-suite three.

EN-SUITE THREE

5' 4" x 14' 6" (max) (1.646m x 4.437m)

Fitted with a low level WC, vanity enclosed wash hand basin and fitted shower cubicle with mixer shower over. Double glazed velux window to front. Ladder radiator

BEDROOM FIVE

14' 8" x 16' 5" (max) (4.494m x 5.025m)

Feature vaulted ceiling with double glazed velux window to rear. Radiator.

OUTSIDE

REAR GARDEN

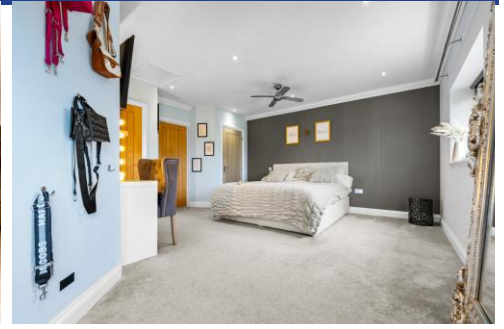
An enclosed landscaped rear garden with field views. Paved patio area, decked seating area with built in trampoline. Hot tub. Artificial grass area. Outside lighting, power and water. Summer house. Access to front of property via side gate.

SUMMERHOUSE

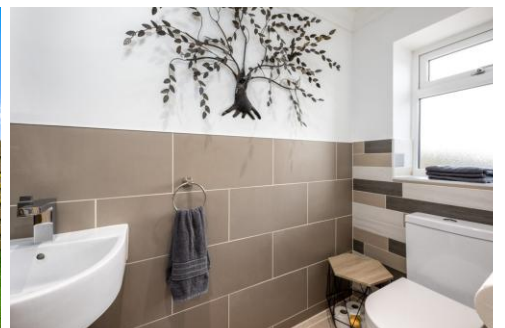
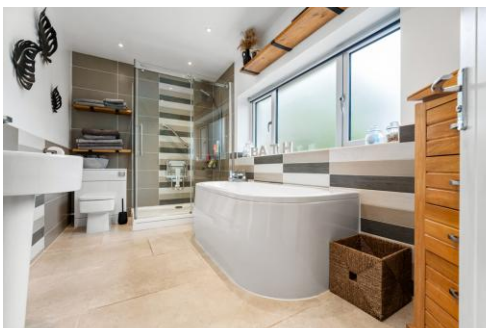
18' 11" x 11' 3" (5.786m x 3.453m)

uPVC double glazed French doors with glazed panels either side, plus uPVC double glazed window. Power and lighting.

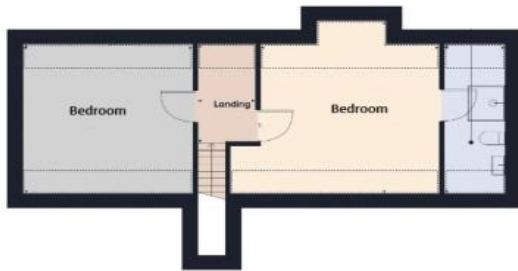
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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