



HEATHFIELD HOUSE
ST. BRIDES-SUPER-ELY
CARDIFF CF5 6EY

ASKING PRICE OF
£1,200,000



DETACHED HOUSE



5



3



4



2

****DETACHED PROPERTY**FIVE BEDROOMS**SUPERB FAMILY HOME**LARGE LANDSCAPED REAR GARDEN**DETACHED GARAGE AND LARGE DRIVEWAY** An immaculately presented, five bedroom detached property in the sought after St Brides-Super-Ely. The ground floor offers an impressive open plan living/dining family room, lounge with high vaulted ceiling and wood burner, spacious kitchen/dining room, utility room and cloakroom. The first floor is entered via a quarter turning staircase leading to an impressive landing with floor to ceiling windows looking out to the beautifully landscaped rear garden with 'New' patio. There are five bedrooms; Master bedroom with ensuite, second spacious double with en-suite, a further good sized double, family bathroom, fourth double bedroom and fifth bedroom/dressing room. Underfloor heating throughout. Oak doors leading to all rooms. New uPVC windows and doors throughout. A large 'New' block paved driveway and detached garage. EPC Rating: C**

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX : 3228 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated in a delightful rural location and conveniently located approximately 15 minutes drive from Cardiff City centre which offers all the retail and leisure facilities of a capital city. Junction 33 provides easy access to the M4 and the private schools, Howells and the Cathedral School are approximately 10 minutes drive also catchment area for Cowbridge Comprehensive and the school bus stops outside the house.

RECEPTION HALLWAY

17' 3" x 13' 0" (5.28m x 3.98m)

Approached via a newly fitted composite entrance door leading to the exceptionally spacious reception hallway. Oak staircase to first floor. Under stairs storage cupboard. Oak wood flooring with under floor heating. Open plan with the large family and dining room. Window to front and french doors to rear.

FAMILY AND DINING ROOM

33' 8" x 14' 1" (10.28m x 4.30m)

A superb open plan family and dining room with large floor to ceiling window to rear and french doors leading to decked relaxation area. Central floating fireplace. Two windows to front. Oak flooring with underfloor heating. Double doors to lounge. Recessed spotlights

LOUNGE

15' 1" x 14' 0" (4.60m x 4.29m)

An exceptional lounge with high vaulted ceiling and chimney breast with tiled hearth and inset wood burner. Window to front. French doors to rear. Oak flooring with underfloor heating.

STUDY/PLAYROOM

12' 2" x 8' 1" (3.71m x 2.48m)

Overlooking the entrance approach, an excellent sized study or potential play room. Oak flooring with underfloor heating.

KITCHEN AND FAMILY ROOM

30' 4" x 15' 0" (9.27m x 4.58m)

Well appointed along one side in light high gloss fronts beneath Corian worktop surfaces. Inset 1.5 bowl with side drainer. Integrated oven and grill. Space for American style fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboard. Central island with storage and worktop above with inset five ring induction hob with curved glass cooker hood above. Tiled splash back. Ample space for family dining or seating. French doors to rear decked relaxation area. Window to rear. Recessed spot lights. Composite door to driveway. Doors to cloakroom and utility room. Ceramic tiled flooring with underfloor heating.

UTILITY ROOM

With units and worktops to two sides. Inset stainless steel sink. Plumbing for washing machine. Tiled splash back. Obscured glass window to side. Recessed spot lights. Extractor fan. Ceramic tiled flooring with underfloor heating.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Recessed spot lights. Extractor fan. Obscured glass window to front. Ceramic tiled flooring with underfloor heating.

FIRST FLOOR

LANDING

Entered via a quarter turning, oak spindled staircase, a bright, spacious landing. Floor to ceiling windows looking out to the beautifully maintained rear garden. underfloor heating. Spotlights. Access to loft. Oak doors to all rooms.

BEDROOM ONE

15' 7" x 15' 1" (4.76m x 4.61m)

A large master bedroom with vaulted ceiling and spotlights. Two Velux windows. Underfloor heating. uPVC window to rear with solid oak sills. Oak door to en-suite.



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ENSUITE

13' 11" x 9' 3" (max)(4.25m x 2.84m)

A superb en-suite. WC, two wash hand basins with chrome mixer taps and vanity's, double shower with curved shower screen and dual headed chrome shower, tiled bath with twin chrome taps. Two LED wall mirrors. Chrome heated towel rail. Spotlights. Extractor fan. Tiled walls and flooring. Underfloor heating. Obscured glass window to front.

BEDROOM TWO

14' 10"(max) x 14' 1" (4.53m x 4.30m)

A spacious second double bedroom. Built in cupboard. Spotlights. Underfloor heating. uPVC window to rear and side. Solid oak sills. Oak door to en-suite.

ENSUITE

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, step in shower tray with chrome shower. LED wall mirror. Spotlights. Tiled walls and flooring. Extractor fan. Underfloor heating.

BEDROOM THREE

14' 10" x 11' 0" (4.53m x 3.37m)

A third spacious, double bedroom. Underfloor heating. Spotlights. Two uPVC windows to front. Solid oak sills.

BEDROOM FOUR

12' 2" x 8' 1" (3.71m x 2.48m)

A fourth double bedroom. Underfloor heating. Window to front with solid oak sill.

BEDROOM FIVE/DRESSING ROOM

8' 11" x 8' 4" (2.74m x 2.55m)

A fifth bedroom currently being used as a dressing room. Underfloor heating. uPVC window to front with solid oak sill.

FAMILY BATHROOM

10' 3"(max) x 6' 9" (3.14m x 2.08m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, curved bath with glass shower screen, chrome mixer taps and chrome shower. Chrome heated towel rail. LED wall mirror. Spotlights. Extractor fan. Tiled walls and flooring. Underfloor heating. Obscured glass window to side.

OUTSIDE

REAR GARDEN

A beautifully landscaped rear garden with large decked relaxation area opening to a magnificently paved 'NEW' patio with areas of decorative pebbles. Steps to either side leading onto a raised area of artificial lawn with area of bark chippings and inset small specimen plants. Additional area of bark chips to side with inset shrub beds and concealed area for oil tank. Timber gates giving access to either side. Rear hedgerow. Outside lights. Outside tap.

FRONT GARDEN

A large paved driveway with parking with approx 5 cars. Stone built wall to front boundary. Access to garage and gates to either side leading to the rear garden.

GARAGE

17' 8" x 16' 8" (5.39m x 5.10m)

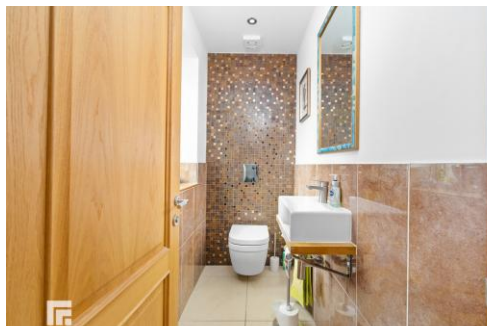
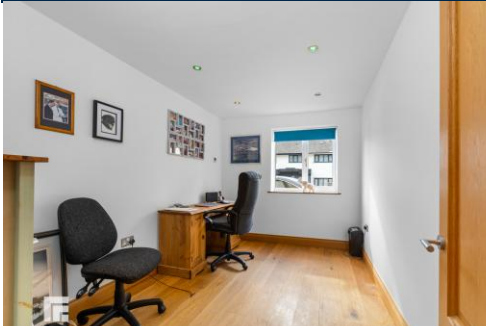
With up and over access door. Obscured glass window to front. Power and lighting. Floor mounted oil powered boiler. Hot water cylinder.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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