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8, Cwrt Y Cadno, St Fagans, Cardiff, CF5 4PJ

£650,000

 black

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A well designed four bedroom detached double fronted family house, built in 2000 by Messrs Persimmon Homes, a reputable firm of National House builders to a high specification, and completed with a 10 Year N H B C guarantee.

This impressive modern home, occupies a charming position set back in a select and private close, comprising just two detached houses, tucked away from passing traffic with private sunny surrounding gardens.

This substantial property is the Bordeaux in design, a versatile and spacious family home with four separate reception rooms, four double sized bedrooms, and two large bathrooms, one being ensuite (re-modelled in 2018). Cwrt Y Cadno is a modern well established development, comprising detached executive homes, approached from St Fagans Village, off Old Michaelston Road, designed with generous gardens, wide tree lined roads, and high levels of privacy.

The property benefits gas heating with panel radiators, a modern Baxi Boiler replaced in 2013, white PVC double glazed windows, an intruder alarm and traditional style hardwood panel doors.

The living space comprises a charming entrance reception hall, a downstairs cloak room, a large lounge (20'2 x 13'0) inset with a re-production fire place and patio doors which open onto and overlook the very private rear gardens, a formal dining room (13'10 x 10'10), and a very useful separate study/home office.

There is also a spacious kitchen which is open plan to a further family room/breakfast room.

The kitchen includes an integrated fridge, a dishwasher, an oven, and a hob and extractor hood.

The breakfast room is equipped with white PVC double glazed French doors which also open onto and overlook the delightful gardens, whilst off this useful fourth reception room is a separate utility room with an integrated freezer.

Outside a double width private entrance drive leads to a substantial detached double garage (18'9 x 18'7), whilst the surrounding gardens extended to the side of the property, enjoying high levels of privacy.

A truly impressive detached family home in a tranquil private position.

Must be seen!





Ground Floor

Entrance Porch

Open fronted, quarry tiled threshold, ornamental style outside wall light.

Entrance Reception Hall

Approached via a part panelled double glazed front entrance door inset with pretty coloured leaded glass upper light windows with a matching side screen window leading to a central hall with a high coved ceiling, a wide returning spindle balustrade staircase with half landing and useful built-in cloaks hanging cupboard, radiator with pretty casement cover.

Downstairs Cloakroom

White suite with walls part ceramic tiled, ceramic tiled floor, W.C., pedestal wash hand basin, radiator, PVC double glazed patterned glass window to front, coved ceiling, air ventilator, radiator, hardwood traditional style panel door leading to the entrance hall.



Formal Dining Room

13' 10" x 10' 10" (4.22m x 3.30m)

Approached independently from the entrance hall via a hardwood traditional style panel door leading to a spacious main dining room, with high coved ceiling, double radiator, and two PVC double glazed windows each with diamond leaded upper lights with outlooks on to the quiet and private frontage close.

Lounge

20' 2" x 13' (6.15m x 3.96m)

Approached from the entrance reception hall via hardwood traditional style double doors. A spacious principal reception room, inset with an Adam style fireplace with marble hearth and surround equipped with a living flame coal effect gas fire. White PVC double glazed window with diamond leaded lights with outlooks on to the quiet private frontage close, two radiators, coved ceiling, sliding double glazed patio doors that open on to the sunny enclosed very private rear gardens.

Study / Snug

10' 2" x 7' 4" (3.10m x 2.24m)

A very useful third reception room, independently approached from the entrance hall via a hardwood traditional style panel door. This room benefits a high coved ceiling, radiator and a PVC double glazed window with a pleasing view across the private enclosed rear gardens.



Kitchen

11' 5" x 10' 5" (3.48m x 3.17m)

Fitted along three sides with a comprehensive range of panel fronted floor and eye level units with characteristic handles and laminate patterned worktops, incorporating a white ceramic sink unit, with vegetable cleaner, chrome mixer taps and a drainer. All units finished in light grey and integrated appliances include an integrated Blomberg dishwasher, space for the housing of a microwave, integrated Gorenje fan assisted electric oven, integrated Neff four ring gas hob in white beneath a concealed extractor hood, walls part ceramic tiled, fly shelf with spotlights, glass fronted eye level display cabinet, PVC double glazed window with diamond leaded lights with outlooks on to the side gardens, under unit lighting, integrated fridge, radiator with pretty casement cover, high coved ceiling with spotlights, hardwood traditional style panel door independently approached from the entrance hall, archway opening to.....

Family Room / Breakfast Room

10' 2" x 9' 2" (3.10m x 2.79m)

Inset with white PVC double glazed French doors that open on to the private and sunny enclosed rear gardens, high coved ceiling, and radiator with pretty casement cover.



Utility Room

8' 1" x 5' 1" (2.46m x 1.55m)

With a further range of matching panel fronted floor and eye level units in light grey with matching laminate worktops, incorporating a white ceramic sink with mixer taps and drainer, integrated freezer, wall mounted Baxi gas fired central heating boiler, space with plumbing for a washing machine, integrated freezer, radiator, continuous flooring, high coved ceiling, PVC double glazed window with an outlook on to the private rear gardens, further double glazed part panelled outer door opening on to the side gardens with access to both front drive and rear gardens.

First Floor

Landing

Gallery landing, approached from a returning spindle balustrade staircase with two half landings leading to a spindle balustrade landing, high coved ceiling, radiator with pretty casement cover, white PVC double glazed window with diamond led upper lights with outlooks across the private and quiet select frontage close. Access to roof space, built-in airing cupboard housing a factory insulated copper hot water cylinder with pine shelving above.



Master Bedroom One

13' 10" x 11' 6" (4.22m x 3.51m)

A double size master bedroom, approached from an additional entrance recess, also benefiting from built-in wardrobes providing 2 FT storage depth enclosed by white traditional style panel doors. Full range of bedroom furniture includes panel fronted white single wardrobes with eye level units over, together with a dressing table with dual chests of drawers and shelving. Coved ceiling, radiator, two white PVC double glazed windows each with diamond led upper lights with outlooks on to the quiet and select private frontage close. This bedroom is approached from the landing via a white traditional style panel door with Regency handle.

Ensuite Bathroom

10' 8" x 7' (3.25m x 2.13m)

Stylish contemporary modern white suite remodelled approximately four years ago, and comprising of a Jacuzzi bath with chrome mixer taps and pop-up waste, large ceramic tiled corner shower with chrome fittings including a waterfall fitment and a separate hand fitment, clear glass sliding shower door and screen, W.C. with concealed cistern, shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit in white with high gloss doors with chrome slim line handles. Walls are largely finished in ceramics, the floor is fully tiled and the bathroom benefits from a high coved ceiling, air ventilator, PVC double glazed patterned glass window with side aspect and a stylish vertical chrome towel rail/radiator. Approached from the master bedroom via a white traditional style panel door.



Bedroom Two

13' x 9' 4" (3.96m x 2.84m)

Approached independently from the landing via a white traditional style panel door with Regency handle leading to a double size bedroom with a high coved ceiling, radiator and two PVC double glazed windows each with diamond leaded upper lights enjoying outlooks on to the quiet and select private frontage close.

Bedroom Three

13' x 10' 6" (3.96m x 3.20m)

A further double size bedroom, with built out wardrobes with white traditional style panel doors and brass style handles. This bedroom also benefits from two slim line single full height wardrobes with panel fronts and two bedside cabinets. White PVC double glazed window with a pleasing outlook on to the private and sunny enclosed rear gardens, high coved ceiling, and white traditional style panel door with Regency handle approached from the landing.

Bedroom Four

10' 9" x 10' 8" maximum (3.28m x 3.25m maximum)

Approached independently from the landing via a white traditional style panel door with Regency handle, leading to a further good size bedroom inset with a white PVC double glazed window with a pleasing rear garden outlook, radiator and a high coved ceiling.

Family Bathroom

11' 9" x 7' (3.58m x 2.13m)

Independently approached from the landing via a white traditional style panel door with Regency handle, leading to a spacious family bathroom equipped with part ceramic tiled walls and tiled flooring, and comprising a shaped panel bath, W.C., pedestal wash hand basin, and a separate ceramic tiled shower cubicle with Aqualisa shower unit and glass shower door and screen. Radiator, coved ceiling, air ventilator, bathroom wall light/shaver point, PVC double glazed patterned glass window to rear.

Outside

Entrance Drive

Private double width block paved entrance drive with parking for two saloon cars leading to.....

Detached Garage

18' 7" x 18' 9" (5.66m x 5.71m)

Brick and block construction, and approached via two single up and over doors, electric power and light, open roof storage area.

Front Garden

Laid neatly to lawn inset with a block paved entrance path approaching the entrance porch. There is also a side access gate leading to the rear gardens.

Rear Garden

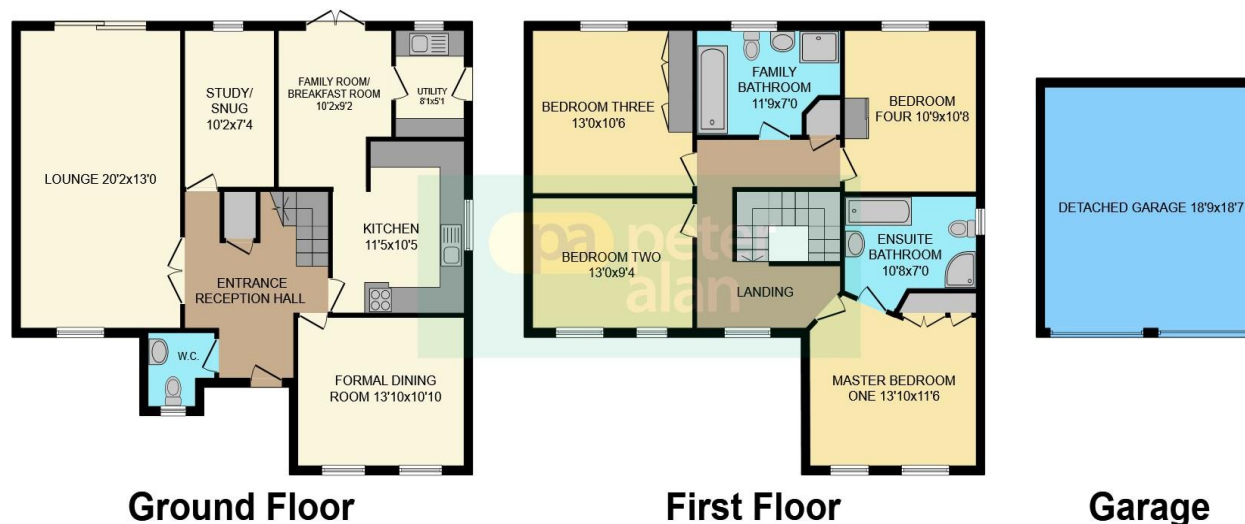
A very private sunny fully enclosed rear garden comprising of a main centre lawn edged with block paved entrance paths, a circular block paved sun terrace which is approached from both the lounge and the breakfast room / family room. The gardens enjoy extensive levels of privacy by means of timber panel fencing along three sides lined with climbing plants and garden trees affording further natural levels of privacy. There is an ornamental corner flower border with rope edged borders, a garden pond and a pretty timber Wendy house sited in the top section of the rear garden approached via two entrance paths and also benefiting from a further raised sun terrace with outlooks across the rear gardens. There are sizeable side gardens to both sides of the property, one housing a very useful and substantial garden shed, the second with a garden gate providing access towards the side garden and where the double garage is located.





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