

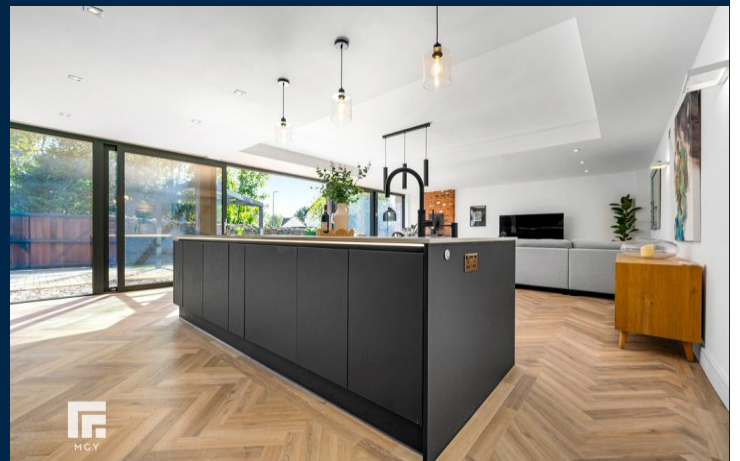


6 PWLLMELIN LANE

CARDIFF CF5 2NQ

ASKING PRICE OF

£825,000



DETACHED PROPERTY



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**** NO CHAIN ** DESIRABLE LOCATION ** LARGE OPEN PLAN KITCHEN & FAMILY ROOM ** POTENTIAL ZERO ENERGY COSTS **** An architecturally designed, concrete and steel constructed modern detached home, situated in a quiet and desirable location in the sought after area of Llandaff. Bathed in natural light from floor to ceiling glass across the front of the property. Entrance hall leads to cloakroom, large 32ft open plan kitchen and family living space, home office/snug and utility room. To the first floor there are four double bedrooms, ensuite to principle bedroom and a separate family bathroom. A wide driveway to the front with space for two cars and automated entrance gate with intercom, alongside a mature front garden with a tile paved relaxation area enjoying a Southerly aspect; low maintenance rear garden. Sustainable home with large solar array and high performance Tesla battery. Underfloor heating throughout the property. EPC Rating: A.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,898 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools. Llandaff Cathedral, Howells and Bishop of Llandaff schools close by the property which are some of the best schools in Wales. The high street offers shops, cafes, public houses, restaurants and banks. A commuter railway station and frequent bus services to and from the City Centre are located within minutes of the property. Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath) Hospital. The Taff Trail offers parkland walks all the way to Cardiff City Centre. Insole Court Manor House within a few minutes walk from the property.

SUSTAINABILITY

The property benefits from an excellent EPC rating of A (97). Oversized solar panel (owned outright) array (income generating in summer months) and Tesla battery system installed March 2024. Potential for negative energy bills with normal use. Efficient water-based underfloor heating throughout. Thermal wrapped windows in family/living room. PodPoint 2 7kW EV charger installed.

ENTRANCE HALL

Approached via a floor to ceiling wood panelled front door with window to side leading onto the entrance hallway, staircase to first floor, LVT flooring with underfloor heating.

KITCHEN AND FAMILY ROOM

32' 5" x 20' 0" (9.89m x 6.10m)

A beautifully appointed new kitchen fitted with a wide range of base, eye level and full height units. Integrated AEG double oven and microwave (WiFi enabled), coffee machine and warming drawers. Plumbed for American style Samsung fridge/freezer (available by separate negotiation). Feature central island fitted with a range of base units incorporating one and a half bowl ceramic sink with "Quooker" hot water tap and soap dispenser, "Insinkerator" garbage disposal system and complementary Quartz worktop. AEG induction hob with built-in extractor fan, integrated Neff dishwasher (WiFi enabled). Bosch wine fridge and built in wine racks. Built-in bins. Spotlights. LVT flooring. Double glazed full width sliding doors to South facing front garden, with remote control blinds. Multi-fuel burner and back boiler with attractive exposed brick chimney stack and slate hearth.

HOME OFFICE/SNUG

10' 4" x 9' 4" (3.17m x 2.86m)

Home office or snug room, carpeted with underfloor heating and door giving access to the rear garden area. Large understairs storage cupboard.

UTILITY ROOM

Plumbed for washing machine and tumble dryer, with work top over. Fitted cloaks unit. LVT flooring. Spotlights. Double glazed window to side. Towel radiator. Under floor heating. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc and wash hand basin.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with spotlights along side each step of the staircase leading to the long landing area, 3 windows to rear, large airing cupboard, underfloor heating.



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BEDROOM ONE

20' 3" x 10' 5" (6.19m x 3.18m)

A spacious principle bedroom with large double glazed picture window overlooking the entrance approach, walk in wardrobe, underfloor heating and door to ensuite.

ENSUITE

Modern white suite comprising low level wc, vanity wash basin with storage below, bath with shower mixer tap, window to rear, shower cubicle with chrome twin head shower, wall tiling to splash back areas, tiled flooring.

BEDROOM TWO

13' 4" x 11' 0" (4.08m x 3.37m)

A good sized second double bedroom with large double glazed picture window and door to Juliet balcony to front, overlooking the delightful lawned front garden. Underfloor heating.

BEDROOM THREE

16' 6" x 10' 4" (5.03m x 3.16m)

A further good sized double bedroom with large picture window and door to Juliet balcony to front, overlooking the delightful lawned front garden. Underfloor heating.

BEDROOM FOUR

10' 3" x 10' 3" (3.14m x 3.13m)

A good sized 4th double bedroom with window and door leading to the Juliet balcony overlooking the delightful lawned front garden. Underfloor heating.

FAMILY BATHROOM

Quality white suite comprising low level wc, vanity wash hand basin with storage below, panelled bath with shower mixer tap, shower cubicle with twin headed shower, chrome heated towel rail, wall tiling to splashback areas, tiled flooring and window to rear.

LOFT

The property has an extensive roof space which is extremely spacious offering ample opportunity for development. The space offers full head height and is currently boarded for storage purposes. Access via retractable ladder in bedroom four. The boiler is located in the loft.

OUTSIDE

FRONT GARDEN

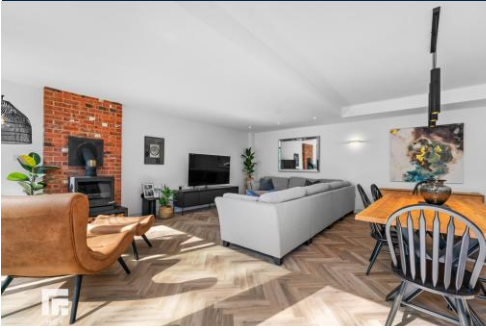
Wide paved driveway approached via automated wooden/steel gate (with mobile phone enabled intercom) leading onto an area of lawn with tile paved relaxation area and feature pergola. Plants and shrubs to borders with additional area of loose slate chippings, stone brick wall to front boundary, timber gate to side leading to rear garden. The front garden enjoys a southerly aspect.

REAR GARDEN

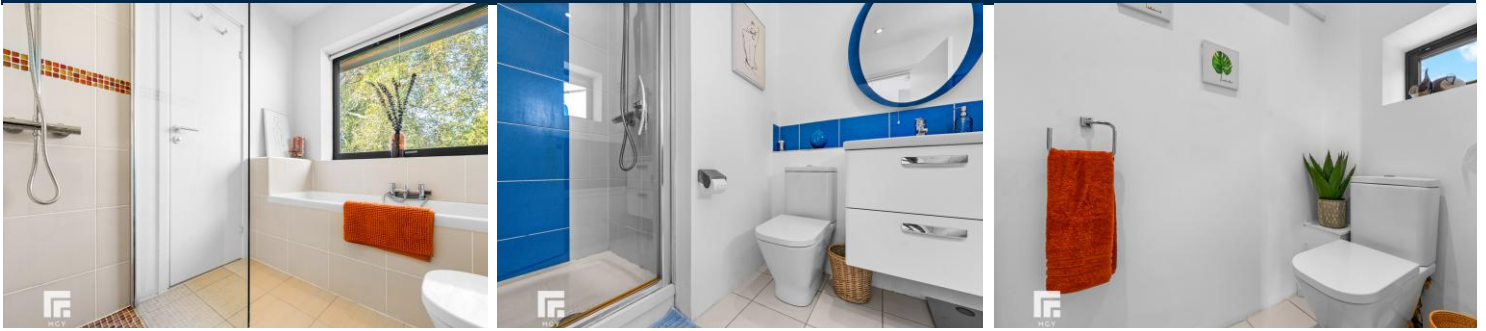
Wide side entrance with storage shed; low maintenance rear garden.



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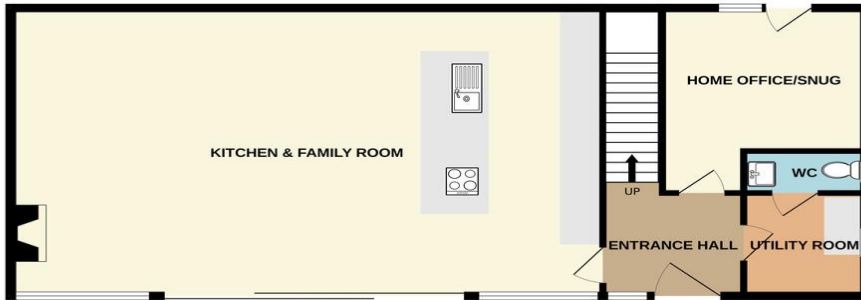


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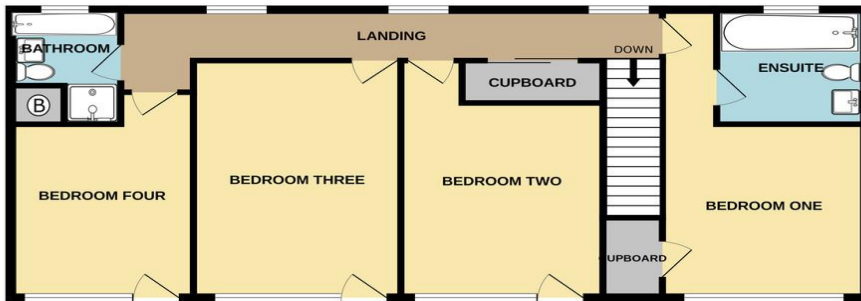


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GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 1898sq.ft. (176.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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