



 4  3  4

**2 Nant Fawr Court Heol Esgyn, Cyncoed, Cardiff, CF23 6JY.**

**£1,395,000 Land Transaction Tax Paid By Vendor**



An architect designed capacious 3106 square feet detached, truly unique and magnificent, four-bedroom bespoke residence, occupying a stunning private location within a very small and select private gated courtyard close approached from the bottom of Heol Esgyn, just a few minute's walk from Rhydypennau Junior School, and Cardiff High School.

This very impressive ultra-modern family home is distinctive in design and appearance, built in 2014 with tiled brick elevations and high atrium style ceilings, complimented with luxury gas wet system under floor heating throughout both floors.

The very modern designed living space comprises of a large principal lounge (27' 10" x 17' 6") which leads into a further spacious dining room (17' 6" x 22' 5"), further approaching a bright and versatile sitting room (16' 9" x 10' 5") which then leads directly into a full size impeccably fitted high quality and high specification kitchen and breakfast room (17' 2" x 12').

Internal features also include high-quality double-glazed aluminium windows and oversized patio doors, zone lighting, porcelain tiled floors, dark black very contemporary woodgrain panel internal doors with stylish chrome handles, chrome finished light switches and power points throughout, extensive independent multi-functional aerial points throughout the accommodation.

The ground floor also includes an independent entrance hall approached via a large oversize clear glass entrance door with access to both a stylish downstairs cloakroom and separately to a utility room which benefits a further courtesy door that leads in to the large and impressive double garage.

The first floor living space has been designed to accommodate a truly luxurious master suite, comprising master bedroom (17' 6" x 12' 4"), a large ensuite dressing room with full height mirror fronted wardrobes and space for a dressing table, a further separate luxurious white full size family bathroom, and an additional bespoke roof garden with clear glass panels and ample space for a generous selection of garden furniture, independently approached from the master bedroom.

The guest bedroom suite is amazing with its high atrium style ceiling with its own independent quality ensuite shower room whilst bedrooms three are four and both large and impressive one with a further atrium style ceiling, and both benefiting independent access to a luxury white Jack & Jill shower room.

The property is approached via a gated courtyard style entrance with automatic gates and entrance telecom door entry system whilst there is private parking for numerous cars on the front drive. The gardens are totally private complete level and fully enclosed and comprise of a mature well-tended lawn beyond a full width stylishly paved sun terrace with water feature. A unique residence in a totally peaceful and tranquil location with boundaries that back on to parkland and woodland divided by a meandering stream yet perfectly place within walking distance to Rhydypennau Crossroads, Rhydypennau Junior School and Cardiff High School.

**THE PROPERTY IS ALSO AVAILABLE TO BE BOUGHT FULLY FURNISHED.**





### Entrance Hall

Approached via an aluminium double glazed clear glass front entrance door with integrated blinds opening into a porcelain tiled hallway with high ceiling and spotlight, courtesy door to utility room and courtesy door to downstairs cloakroom, with additional clear glass white panelled internal door with side screen windows opening into the living area.

### Downstairs Cloakroom

Stylish white NK Porcelanosa suite with a shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, slim line W.C. with concealed cistern, stylish luxury tiled walls, porcelain tiled floor, vanity shelf with large mirror, aluminum double glazed window with integrated blinds to front. Dark woodgrain black contemporary door with chrome handle to hall.

### Utility Room

9' 4" x 5' 9" ( 2.84m x 1.75m ) Well fitted along two sides with stylish white high gloss floor and eye level units with black trim and granite worktops with stainless steel sink, mixer taps and laminate splashback, space with plumbing for a washing machine, space for the housing of a tumble dryer, integrated freezer, chrome finished light switches and power points, extensive storage space, porcelain tiled floor, internal dark black contemporary woodgrain panel door to double garage with identical door leading to the hall.



### Kitchen & Breakfast Room

17' 2" x 12' ( 5.23m x 3.66m ) Comprehensively fitted with an extensive range of both floor and eye level units with white high gloss doors with black trim handles beneath solid granite work surfaces and incorporating a large double island unit with granite worktops and granite breakfast table with space for four chairs, integrated Neff four ring induction hob, white Belfast style Blanco sink with chrome mixer taps and chrome dispenser, numerous deep pan drawers with soft closing features, custom made cutlery compartments, integrated fan assisted electric oven, integrated Neff combi microwave oven with warming drawer, integrated Neff eye level dishwasher, integrated Hotpoint fridge freezer. Granite splashback, chrome finished power points, high ceiling with spotlights and fully vented Neff ceiling extractor hood, porcelain tiled flooring throughout, wide aluminium double-glazed windows overlooking the rear gardens, large oversized aluminium double glazed sliding patio doors open on to a stunning private sun terrace with enclosed lawned gardens beyond.

### Sitting Area

16' 9" x 10' 5" ( 5.11m x 3.17m ) Open plan and approached from the kitchen/breakfast room with continuous porcelain tiled floors and high ceilings with spotlights, floor to ceiling aluminium double glazed windows with a rear garden and sun terrace outlook, ample space for a two-seater sofa and chaise longue with further matching kitchen wall mounted cabinets with granite worktops.



### Dining Area

17' 6" x 22' 5" ( 5.33m x 6.83m ) Again fully open plan and approached from the sitting area with continuous porcelain tiled flooring, inset with a further floor to ceiling height aluminium double-glazed window with outlooks across the gated courtyard, chrome finished power points, access to study, wide porcelain tiled returning staircase with bespoke glass panels to gallery landing. Open plan to....

### Lounge Area

27' 10" x 17' 6" ( 8.48m x 5.33m ) Fully open plan and approached from the dining area with continuous porcelain tiled flooring, a magnificent space very bespoke and individual with a high ceiling with spotlights and surround sound speakers together with aluminium double glazed oversized patio doors that overlook the private and enclosed level rear gardens, two pretty alcoves, electric contemporary wall mounted fire, further floor to ceiling height clear glass double glazed window with fitted blinds and outlooks across the gated courtyard close.

### Study / Home Office

10' 5" x 9' 2" ( 3.17m x 2.79m ) Approached independently from the dining area fully self-contained reception room currently used as a home office/study with continuous porcelain tiled flooring, and a further aluminium clear glass double glazed window with outlooks on to the gated courtyard close. Access to the under-stair storage cupboard which is enormous.



### First Floor Gallery Landing

Approached via a bespoke porcelain tiled staircase with large half landing and clear glass panels with chrome trimmed steps leading to a sizeable bright and airy central landing area with high atrium style ceiling, stylish wall lights and a further clear glass ceiling window which provides even more natural light.

### Master Bedroom One

17' 6" x 12' 4" (5.33m x 3.76m) A capacious master suite approached via a deep entrance recess measuring 15' 10" x 4 ft, inset with a large aluminium double glazed clear glass window with outlooks across the enclosed and level private gardens and providing access to the master bedroom, the separate ensuite dressing room and the separate full size ensuite bathroom. The floors throughout are porcelain tiled and all ceilings have spotlights. The master bedroom itself is inset with a further clear glass aluminium double glazed window with a garden view together with a clear glass oversized French door with side screen windows and fitted blinds that open on to....

### Roof Garden

18' 1" x 17' 2" (5.51m x 5.23m) A truly luxurious feature for the house is this independently approached large and bespoke roof garden with a stunning tiled floor, dark black panelled outer walls, and two lengths of clear glass panels along two sides. A magnificent feature to the master bedroom suite with outlooks that extend towards and across to woodland.

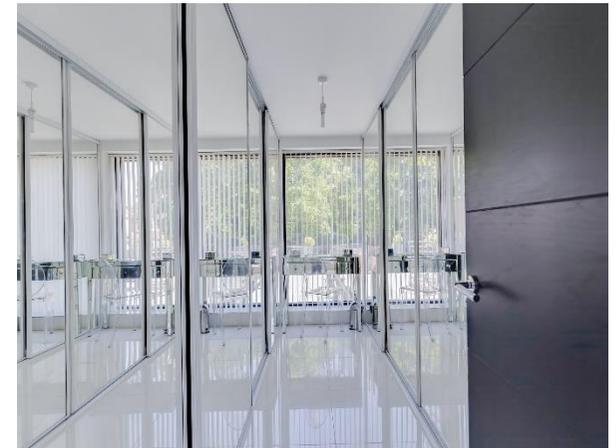


### Ensuite Dressing Room

6' 6" x 6' 6" (1.98m x 1.98m) A luxurious ensuite dressing room has been stylishly fitted with deep full-length floor to ceiling height mirror fronted wardrobes which provide extensive hanging space and storage space, the flooring is continuous porcelain tiling, space for a dressing table and the room is inset with a floor to ceiling height clear glass window double glazed aluminium which overlooks the roof garden.

### Ensuite Bathroom

13' x 7' (3.96m x 2.13m) A truly stunning high-quality NK Porcelanosa ensuite bathroom suite in white with stylish tiled walls and floor and inset with a large ceiling window providing additional extra natural light. The suite comprises of a large oversize panel bath with chrome mixer taps and chrome hand shower fitment, a Jacuzzi bidet with chrome mixer taps, slim line W.C. with concealed cistern, two wall mounted shaped wash hand basins each with chrome mixer taps and pop-up wastes with a tiled vanity shelf, large contemporary enclosed wet room style shower with a chrome water fall fitment and separate hand fitment, and a large clear glass shower screen. Ceiling with spotlights and surround sound speakers, chrome shaver point, ultra luxury Television integrated wall TV. Sealed double glazed aluminium window with an outlook on to the courtyard frontage gated close and fitted with blinds.



### **Guest Bedroom Two**

17' 1" x 14' 2" (5.21m x 4.32m) Approached independently from the gallery landing via a dark woodgrain contemporary panel door leading to a truly overwhelming guest suite with a high atrium style ceiling with aluminium clear glass double glazed windows to high level and low level with fitted blinds overlooking the front courtyard gated close, stylish wall lights, chrome finished light switches and power points.

### **Ensuite Shower Room**

8' 4" x 4' 3" ( 2.54m x 1.30m ) Quality white suite Villeroy & Boch and Gamadecor fittings, with stylish tiled walls and floor, and comprising of a large contemporary walk-in wet room style shower with chrome waterfall fitment and separate hand fitment and a full size clear glass shower screen, circular shaped mounted wash hand basin with chrome mixer taps and pop-up waste with vanity surround, slim line W.C. with concealed cistern, shaver point, clear glass ceiling window, air ventilator, spotlights.

### **Bedroom Three**

17' 5" x 11' 3" (5.31m x 3.43m) Independently approached from the gallery landing via a woodgrain black contemporary internal door leading to an additional entrance recess measuring 3' 1" depth x 3' 7" width. An overwhelming third bedroom with a truly impressive high atrium style ceiling with high-level double-glazed windows and low-level aluminium double-glazed windows with outlooks to both the rear garden and the select gated courtyard close. Continuous porcelain tiled flooring throughout, chrome light switches and power points, stylish wall lights.

### **Jack & Jill Shower Room**

12' 8" x 3' 10" ( 3.86m x 1.17m ) Luxury white suite (Villeroy & Boch), stylish porcelain tiled walls and floor, large wet room style shower with chrome waterfall fitment and separate hand fitment and a large clear glass shower screen, glass circular shaped mounted wash hand basin with chrome mixer taps and glass mosaic tiled vanity shelf, shaver point, slim line W.C. with concealed cistern, air ventilator, ceiling with spotlights, additional internal courtesy door leading also to bedroom four.

### **Bedroom Four**

13' 3" x 11' 1" (4.04m x 3.38m) Independently approached from the gallery landing via a dark black contemporary panelled woodgrain finish door with stylish chrome handles leading to a further double size bedroom with continuous porcelain tiled flooring, and a further aluminium double glazed floor to ceiling window with outlooks on to the private gated courtyard close with woodland and parkland beyond.

### **Attic Space**

Large and very useful storage attic independently approached fully boarded and insulated.

### **Outside Double Garage**

17' 7" x 17' 5" (5.36m x 5.31m) Approached via an electronically controlled fob operated double up and over door leading to a substantial double garage with a courtesy door leading to the utility room and an additional courtesy door that leads directly into the rear gardens. Fully equipped with electric power and light. Internal water tap.

### **Private Entrance Drive**

To the front of the double garage is a wide private designated driveway with ample parking. Within the front and side gardens are two sets of double power points.

### **Gardens**

Beautifully appointed and totally private, level and fully enclosed and comprising of well-tended mature lawns beyond a full width secluded paved sun terrace with water feature with an electric point perfect for the installation of a fountain. Useful garden gate to front drive. Outside power points and water tap.





02920 618552

llanishen@peteralan.co.uk



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

