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23 Llewelyn Goch, St. Fagans, Cardiff, CF5 6HR

£585,000

 black

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A large and impressive detached double fronted four bedroom family house, built by Messrs Barratt Homes in 2004, a reputable firm of National House Builders to a high specification and completed with a 10 Year N H B C guarantee. This spacious home occupies a delightful position, at the end of a select close with outlooks onto a tree lined park, and with the social benefits of a detached double garage and a double width private entrance drive. This most impressive family home provides versatile and spacious living space, perfect for a growing family, and well placed for access to Radyr Village, where local children attend both primary and secondary high schools. The property includes stylish porcelain tiled floors throughout most of the ground floor, (added in 2018), gas heating with panel radiators, white PVC double glazed windows and outer doors, white traditional style panel doors and a super-sized open plan kitchen and breakfast room (19'4 x 15'9) equipped with integrated appliances, a utility area and French doors which open onto level enclosed rear gardens. The well-designed ground floor living space also includes a capacious lounge (16'6 x 15'7), a separate dining room/snug, a down stairs cloak room and a very useful study/home office. The first floor comprises four double sized bedrooms and three bathrooms, two being ensuite.

Outside there is ample private parking together with a double width private entrance drive and a detached double garage.

Location Rhydlafar is a small residential development located on the outskirts of Cardiff being around 5 miles west of the city centre and 5 miles south-east of Llantrisant. The village falls within the community and ward of Creigiau & St Fagans, and school catchment includes Radyr High school. The property is easily accessible to both Pentyrch and Radyr Villages, and Llantrisant Road allows fast access to the M4. Also within a short driving distance are the country villages of both Creigiau and St Fagans.

Entrance Hall Approached via a white part panelled front entrance door double glazed and inset with an opaque pattern glass upper light window, opening into a central hall with stylish porcelain tiled flooring throughout, radiator, single flight carpeted spindle balustrade stair case leading to the first floor landing, with a very useful under stairs storage cupboard. Cove ceiling, PVC double glazed window to side.

Downstairs Cloakroom Approached from the entrance hall via a white traditional style panel door, stylish continuous porcelain tiled flooring, modern white suite comprising slim line W.C., shaped pedestal wash hand basin with chrome taps and a tiled splash back, PVC double glazed pattern glass window to side, radiator.

Lounge 16' 6" x 15' 7" Into a bay. (5.03m x 4.75m into a bay.) A large and impressive main lounge inset with a wide square bay with white PVC double glazed windows with outlooks across the quiet frontage close and onto a charming tree lined park, stylish contemporary porcelain tiled flooring throughout, handsome contemporary fireplace with marble hearth and surround inset with a living flame coal effect gas fire, ornate cove ceiling with ceiling rows, double radiator.





Study 7' 10" x 6' 4" (2.39m x 1.93m) Independently approached from the entrance hall via a white traditional style panel door leading to a very useful study/home office with stylish continuous porcelain tile flooring, white PVC double glazed window with a private side drive aspect, radiator, circular shaped port hole window to front.

Dining Room/snug 10' 7" x 10' 4" (3.23m x 3.15m) Approached independently from the entrance hall via a white traditional style panel door with regency handle leading to a very useful third reception room, with stylish contemporary continuous porcelain tiled flooring, ornate coved ceiling with ceiling rows, radiator, PVC double glazed window with a pleasing rear garden outlook.

Kitchen and Breakfast Room 19' 4" x 15' 9" (5.89m x 4.80m) A very spacious and functional open plan kitchen and breakfast room, incorporating utility space, and forming a great social space for a family, approached independently from the entrance hall via a white traditional style panel door. Continuous stylish porcelain tiled flooring throughout. Fitted along three sides with a comprehensive range of panel fronted floor and eye level units with stylish chrome style handles beneath round nosed laminate work tops, incorporating a stainless steel sink unit with mixer taps, vegetable cleaner and drainer. Integrated stainless steel four ring gas hob, integrated stainless steel fan assisted electric oven with separate grill, concealed extractor hood, walls



part ceramic tiled, under unit lighting, ample space for a full size larder style fridge and separate freezer, space with plumbing for an automatic washing machine, space for the housing of a tumble dryer, further stainless steel sink with drainer and ceramic tile splash back, space for plumbing for a dishwasher, white PVC double glazed French doors open onto the rear gardens, whilst a PVC double glazed window enjoys a direct view of the rears gardens. Ceiling with spot lights, wall mounted gas fired central heating boiler.

First Floor Landing Approached via a single flight spindle balustrade carpeted stair case leading to a central main landing with access to roof space, and built in airing cupboard housing a large unvented hot water tank with pine storage shelving to the side.

Master Bedroom One 14' 4" x 10' 4" (4.37m x 3.15m) A sizeable master bedroom approached via an arch way entrance recess measuring 5'10 depth x 3'8 width, independently approached from the landing via a white traditional style panel door. This master bedroom is equipped with a full range of panel fronted and mirror fronted fitted wardrobes along two sides, and benefits two white PVC double glazed windows which both include front views onto the quiet frontage close and onto a tree lined park. Double radiator, cove ceiling.



Ensuite Shower Room White suite with walls partly ceramic tiled comprising large shaped corner ceramic tiled shower cubicle with clear glass shaped sliding doors and screen, chrome shower unit, W.C, shaped mounted wash hand basin with chrome mixer taps and pop up waste and a built out vanity unit, radiator, shaver point, PVC double glazed pattern glass window to front.

Bedroom Two 12' 9" x 8' 5" (3.89m x 2.57m) Independently approached from the landing via a white traditional style panel door leading into a deep entrance recess providing additional space measuring 4'7 width x 5'1 length maximum, white PVC double glazed window with a rear garden outlook extending onto woodlands, radiator.

Ensuite Shower Room Modern white suite with walls part ceramic tiled comprising ceramic tiled shower cubicle with chrome shower unit and clear glass shower screen door, shaped mounted wash hand basin with chrome mixer taps, built out vanity unit, W.C, PVC double glazed pattern glass window to rear, radiator, shaver point.



Bedroom Three 10' 8" x 10' 4" (3.25m x 3.15m)

A further double sized bedroom approached independently from the landing via a white traditional style panel door. This bedroom is also fitted with panel fronted wardrobes together with a work station and side cabinet, a PVC double glazed window that overlooks the garden, radiator.

Bedroom Four 11' 7" x 10' 4" (3.53m x 3.15m)

A further double sized bedroom approached from the landing independently via a white traditional style panel door. This bedroom also is equipped with modern stylish built out wardrobes with panel fronts and also benefits a radiator and a PVC double glazed window with a pleasing front outlook onto the quiet frontage close and onto a tree lined park.

Family Bathroom Modern white suite with wall ceramic part tiled comprising shaped panel bath with mixer taps, slim line W.C, mounted wash hand basin with mixer taps, built out vanity unit, radiator, ceramic tile floor, PVC double glazed pattern glass window to rear, air ventilator, shaver point.



Outside

Front Garden Finished in stone and inset with a wide paved entrance path.

Entrance Drive Double width private off street vehicle entrance drive, approached from the close and leading onto a double garage.

Rear Garden Chiefly level rear garden laid to lawn beyond a paved sun terrace, enclosed along all sides mainly by timber fencing affording privacy and security, with an outlook further on onto adjacent woodland. Outside water tap, outside light, side access via a garden gate.

Double Garage
Detached double garage, with two up and over doors, electric power and light.

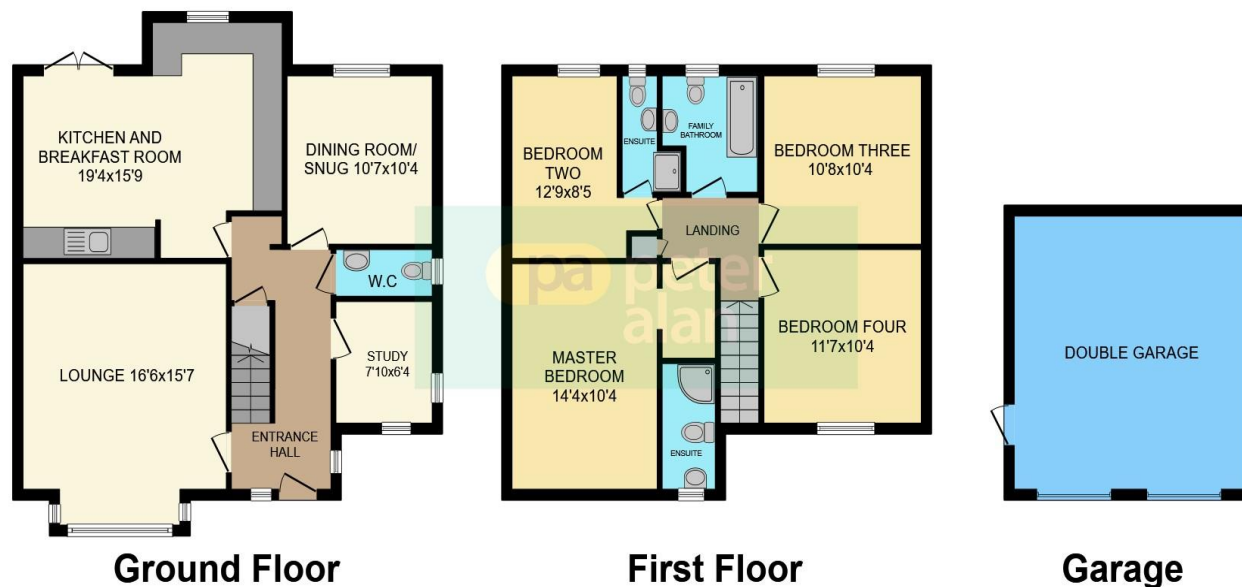






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