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9 Ormonde Close, Penylan, Cardiff, CF23 9JG.

£375,000

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A spacious three-bedroom semi-detached house, built circa 1964 with elevations in facing brick, inset with white PVC replacement double glazed windows installed in 2015, all beneath a pitched roof of interlocking tiles.

This beautifully modernised home occupies a delightful position fronting a quiet select close, away from busy passing traffic, yet well placed within a short drive to an exit onto Eastern Avenue A48, allowing fast travel from east to west Cardiff, Newport and the M4.

This well-designed home includes a superb new open plan fully fitted kitchen and dining room (18'0 x 11'0), installed in 2021, inset with bi-folding doors that open onto a raised decked sun terrace with outlooks across the main lawn and onto pretty woodland.

The property also includes gas heating with panel radiators and vertical radiators, a stunning spacious new 2021 first floor bathroom with both a contemporary triple length contemporary shower plus a roll top bath. Further improvements include 2021 Oak floors, stylish contemporary panel internal doors installed in 2024, and a FULL RE-WIRE completed in 2022.

The living space also includes a charming lounge (13' 4" x 11' 5"), inset with an open fireplace inset with a log burner with slate hearth, and three good bedrooms. Outside there is a private front entrance drive, whilst the lovely rear gardens are private backing onto protected woodland.

Approached via a stylish contemporary composite panelled front entrance door inset with four square shaped upper light windows, with obscure glass PVC double glazed side screen windows, opening into a main hall with vinyl laminate flooring and a wide carpeted single flight staircase with a useful under stair storage cloaks hanging cupboard and boot store. Radiator, coved ceiling.

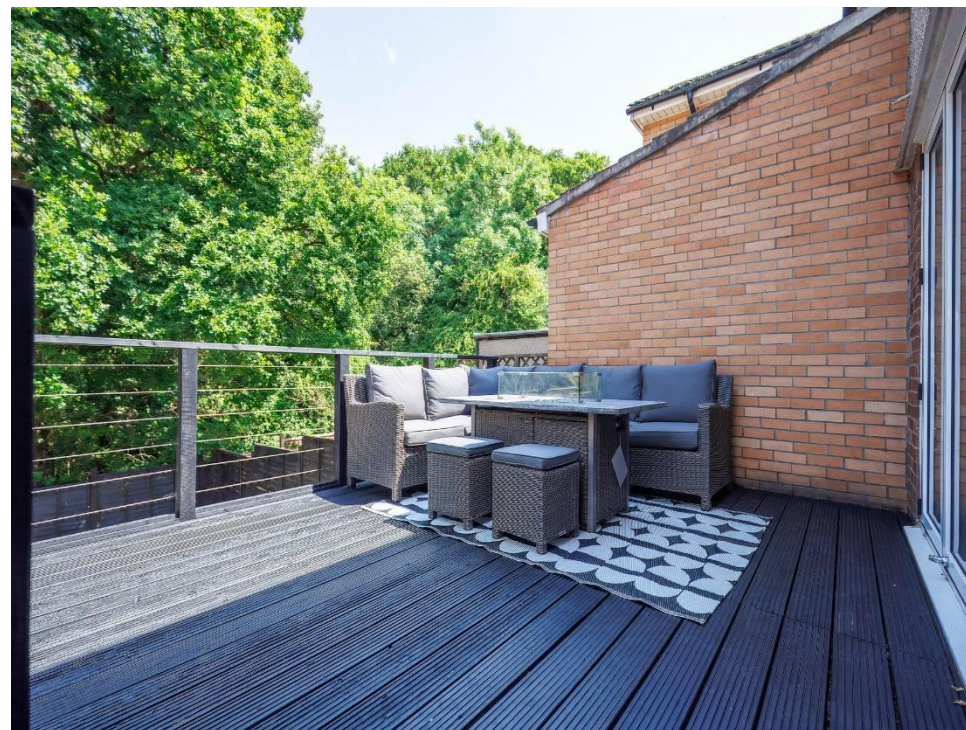
### Lounge

13' 4" x 11' 5" (4.06m x 3.48m)

Approached independently from the entrance hall via a contemporary white panel door leading to a comfortable lounge with engineered oak flooring throughout, coved ceiling with spotlights, open fireplace inset with a log burner with slate hearth, large PVC double glazed clear glass window with outlooks across the frontage gardens and on to the quiet frontage close, stylish chrome dimmer switch, square opening leading to....

### Open Plan Kitchen/Dining Room

18' x 11' (5.49m x 3.35m) Well fitted along four sides with a comprehensive range of modern stylish contemporary floor and eye level units in white high gloss beneath composite worktops with matching splashback and integrated Lamona five ring induction hob with a glass splashback and a fitted extracted hood. Large square shaped dark black sink unit with matching mixer taps and a worktop drainer, space with plumbing for a washing machine, space for the housing of an upright fridge freezer, soft closing doors and drawers throughout, integrated wine cooler, integrated Lamona dishwasher. Fully tiled flooring, ceiling with spotlights, PVC double glazed clear glass window with a rear garden outlook extending on to woodland, fitted breakfast bar. Open plan to a dining area with continuous engineered oak flooring and ample space for a large dining table and chairs, radiator, ceiling with spotlights, white PVC double glazed bi-folding doors open on to a large raised decked sun terrace with a pleasing outlook across the gardens and on to woodland.







### First Floor Landing

Approached via a wide carpeted single flight staircase leading to a main landing with a good size access to roof space, coved ceiling and a replacement PVC double glazed clear glass window to side.

### Master Bedroom One

13' 5" x 10' 7" (4.09m x 3.23m) Approached independently from the landing via a white contemporary panel door leading to a good size double bedroom with clear glass PVC double glazed window with outlooks across the frontage gardens and on to the frontage close, radiator, feature wall with ridge panelling in pine.

### Bedroom Two

11' x 10' 8" (3.35m x 3.25m) Approached independently from the landing via a white contemporary panel door leading to a further double size bedroom with radiator and PVC double glazed replacement clear glass window with outlooks across the rear gardens and on to designated woodland.

### Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m) Approached independently from the landing via a white contemporary and stylish panel door leading to a good size third bedroom with a built-in over stair cupboard, radiator and a clear glass PVC double glazed window with an outlook across the frontage gardens and on to the quiet frontage close.



### Family Bathroom

8' x 7' 1" ( 2.44m x 2.16m ) Stylish contemporary remodelled white family bathroom suite with fully tiled walls and floor comprising roll top bath, triple length contemporary shower with glass shower screen and panels, dark black contemporary modern shower fitments including waterfall fitment and separate hand fitment, air ventilator, slimline W.C., matching stylish vertical radiator/towel rail, obscure glass PVC double glazed window to side, ceiling with spotlights, further obscure glass PVC double glazed to rear.

### Outside

#### Front Garden

Laid to lawn inset with a stepped paved entrance path and fronted with a brick boundary wall.

#### Entrance Drive

Private off street vehicular entrance drive with block paving.

#### Side And Rear Gardens

A very well-planned rear garden maximising on the available space, comprising of a sizeable decked raised sun terrace with balustrade surround, with steps leading to a low level sunny paved sun patio, with further lawns beyond. The gardens are enclosed by timber fencing to afford privacy and security and inset with a secure garden gate providing access to the paved side garden. A lovely feature is the backdrop on to designated and protected woodland.











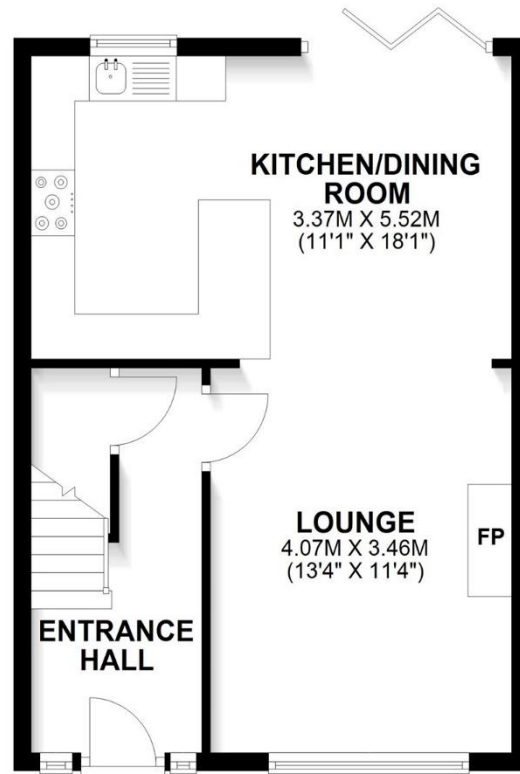




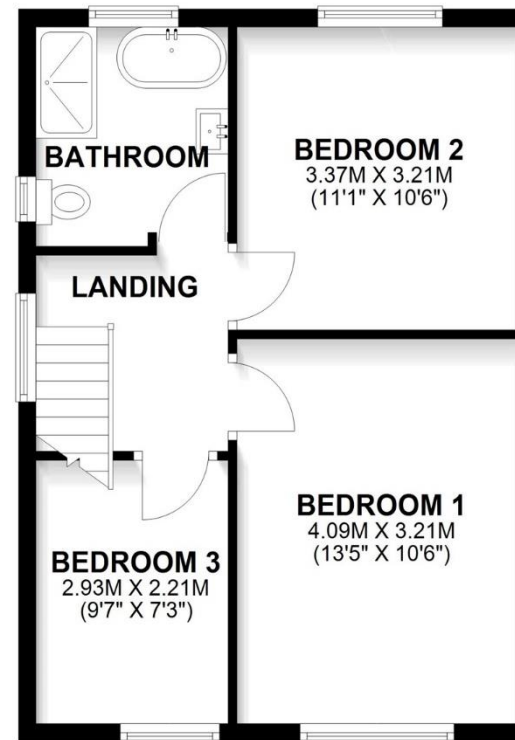
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### GROUND FLOOR



### FIRST FLOOR



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