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37 Clos Ty Clyd, Whitchurch, Cardiff, CF14 6HQ.

£525,000

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A stylish detached five bedroom double fronted house, professionally extended in 2000, originally built in 1988 by Messrs Barratt Homes, a reputable firm of national house builders, and completed with a 10 year NHBC. This very spacious and well-designed family home occupies a fine corner position, fronting a quiet and select private residential close, away from busy passing traffic, yet with walking distance to both the Taff Trail and Llandaff North Railway Station. This versatile home provides two bathrooms, one being ensuite, and an impressive 1461 square feet. Stylish improvements include new 2024 replacement PVC double glazed windows, an intruder alarm, a quality fully fitted kitchen and breakfast room (16'4 x 13'1 max) installed in 2020 and equipped with fully integrated appliances and solid granite work tops. Further improvements include contemporary glass pine pannelled internal doors, gas heating with a new Worcester Combi boiler fitted in 2020, stunning Amtico floors (2020), and a stylish stone contemporary fireplace within the generous lounge (20' x 11' 3") inset with a clear glass log effect gas fire. The property also includes a down stairs cloak room, a formal dining room with french doors, and a stunning beautifully landscaped rear garden, level and totally enclosed and extending to a wide side garden space with a pergola. Must be seen!

Whitchurch

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving everyday needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a Co-op, an Iceland, a Morrisons local, a Parsons Bakery, a Greggs, a Principality Building Society, a Monmouthshire Building Society, a Peacock's, Boots the Chemist, Fintons Fish & Chips Company, a Coffee 1, Coffi Lab and a very popular local Farmers Pantry Butchers. Local Pub and restaurants include the Plough, The Royal Oak and the Malsters Inn, all within the Village centre.

Schools There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penline Road. Ysgol Gymraeg Melin Gruffydd, a very successful two form entry Welsh-medium primary school located on Glan-Y-Nant Road. The current Head teacher is Mr Illtyd James and under his leadership the school received a superb Estyn inspection report in 2015 and is categorised as a Green school by Welsh Government. The school's motto is 'Cofia ddysgu byw...' Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 Pupils from 3–11 years on roll. The school was officially opened by international footballer and former pupil Gareth Bale and its motto is 'Work together, play together, and succeed inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

Ground Floor Entrance Porch Fully enclosed front entrance porch approached via double glazed sliding patio doors leading to a tiled threshold.





Entrance Hall Approached via a double-glazed front entrance door inset with pretty coloured leaded glass upper light window and leading in to a central hall with ceramic tiled flooring, radiator, coved ceiling and a spindle balustrade carpeted single flight staircase with a wide under stair recess.

Downstairs Cloakroom Modern white suite with continuous tiled floor and part ceramic tiled walls comprising W.C. with concealed cistern, large, shaped pedestal wash hand basin with chrome taps, PVC double glazed obscure glass window to front. Large cloakroom mirror with fly shelf with spotlights. Approached from the entrance hall via a traditional style pine panel door.

Kitchen & Breakfast Room 13' 1" x 16' 4" maximum (3.99m x 4.98m maximum) Open plan shaped fully fitted kitchen and breakfast room, comprising an extensive range of quality oak panel fronted floor and eye level units with solid granite work surfaces incorporating a peninsula breakfast bar, fully integrated six ring stainless steel gas hob with a ceramic splashback and a canopy style Elica extractor hood with glass surround, integrated Neff microwave, integrated Neff electric grill, integrated Neff fan assisted electric oven. Two large pull out larder units with retractable chrome shelving, integrated fridge freezer, glass fronted eye level cabinets with glass shelves and internal spotlights, full size integrated wine cooler, integrated Neff dishwasher, stainless steel sink with chrome mixer taps, vegetable cleaner and granite drainer, doors with soft closing facility, drawers with custom made cutlery compartments, continuous ceramic



tiled flooring throughout, stylish contemporary radiator, ceiling with multiple spotlights, approached from the entrance hall via a pine glass panelled door with stylish chrome handles, glass serving hatch to dining room, PVC double glazed window with a pleasing rear garden outlook, stylish chrome electric power points and dimmer switches, further white PVC double glazed French doors that open on to a sandstone paved patio leading on to and overlooking the stunning rear gardens. Internal courtesy door leading to the remaining garage space.

Lounge 20' x 11' 3" (6.10m x 3.43m) Approached independently from the entrance hall via glass panelled pine double doors with stylish chrome door handles leading to the principal lounge which is equipped with a splayed bay with white PVC double glazed windows and outlooks on to the quiet frontage close. Contemporary stone fireplace with matching hearth inset with a stylish clear glass fronted log effect living flame gas fire. Coved ceiling, further clear glass PVC double glazed window with a side garden aspect, large double radiator. Further matching glass panelled double doors opening in to.....

Dining Room 12' x 9' 2" (3.66m x 2.79m) Also inset with white PVC double glazed clear glass French doors that open on to and overlook the delightful landscaped enclosed rear gardens, glass contemporary serving hatch to kitchen, double radiator, ornate coved ceiling.



First Floor Landing Approached via a carpeted single flight spindle balustrade staircase leading to a spindle balustrade landing with access to roof space, and a built-in former airing cupboard now a linen cupboard with multiple shelving and equipped with a radiator.

Bedroom One 15' 10" x 11' 5" maximum (4.83m x 3.48m maximum) Approached independently from the landing via a white traditional style panel door leading to a truly spacious bedroom inset with two PVC double glazed clear glass windows with outlooks on to the quiet frontage close, single and double radiators.

Bedroom Two 11' 1" x 11' 1" (3.38m x 3.38m) Tastefully fitted with modern panel fronted full height wardrobes along one wall, together with a further matching set of chests of drawers, radiator, PVC double glazed clear glass window with a pleasing rear garden outlook, approached from the landing via a white traditional style panel door.

Ensuite Shower Room Modern white suite with walls fully ceramic tiled and tiled floor comprising large shower cubicle with chrome fittings including waterfall fitment and separate hand fitment, and a clear glass shower door. Shaped mounted wash hand basin with pop-up waste and mixer taps with a built-out vanity unit with white high gloss doors and slim line chrome handles. W.C. with concealed cistern, ceiling with air ventilator and spotlights, touch sensory shower room demisting mirror.



Bedroom Three 9' 10" x 10' (3.00m x 3.05m)

Approached independently from the landing via a white traditional style panel door leading to a further double size bedroom, tastefully fitted with Christies panel fronted wardrobes along one side incorporating a double bed space with a matching set of chests of drawers. Radiator, clear glass PVC double glazed window with outlooks on to the quiet frontage close.

Bedroom Four 14' x 7' 3" (4.27m x 2.21m) Independently approached from the landing via a white traditional style panel door leading to a further double size fourth bedroom inset with a PVC double glazed window with clear glass and outlooks across the charming rear gardens, radiator.

Bedroom Five 8' 2" x 6' 5" (2.49m x 1.96m) Independently approached from the landing via a white traditional style panel door leading to a very useful fifth bedroom currently used as an office, inset with a radiator and a PVC double glazed window with a charming rear garden outlook.

Family Bathroom Modern white suite with walls fully ceramic tiled and tiled floor comprising shaped shower bath with chrome shower fitment and chrome taps, enclosed clear glass shower screen with shower door, vanity shelf with glass shelving, slim line W.C., shaped wash hand basin with chrome mixer taps, pop-up waste and a built-out vanity unit with white high gloss doors. Stylish chrome vertical towel rail/radiator, ceiling with multiple spotlights, PVC double glazed obscure glass window to side.



Outside Front Garden Neatly laid to lawn.

Entrance Drive Private off street potentially double width vehicular entrance drive with a grassed corner side garden section edged with hedgerow.

Former Garage 11' 10" x 8' (3.61m x 2.44m) Approached via an electronically controlled fob operated up and over door, within this former garage is a utility area with plumbing for a washing machine and space for a tumble dryer, together with a wall mounted Worcester gas combi central heating boiler. There is also electric power and light.

Rear And Side Gardens This impressive property benefits a corner plot position with a substantial side garden area which is finished in sandstone paving and afforded privacy and security by high timber fencing with a ceiling pergola and a decorative garden gate with brick built retaining front wall providing access to the drive. There is also an outside water tap and an outside wall light. This area leads on to the rear gardens which have been beautifully landscaped and well-tended comprising of a very private sandstone paved sun terrace running the width of the garden and beyond this area is a raised shaped lawn with stone borders and inset to the rear section of the garden is a further paved circular shaped sun terrace. The garden is enclosed by timber panel fencing to afford privacy and security and there is a further useful second side garden which is also finished in stone also enclosed by timber fencing and inset with a further garden gate to the front. Useful outside garden shed.

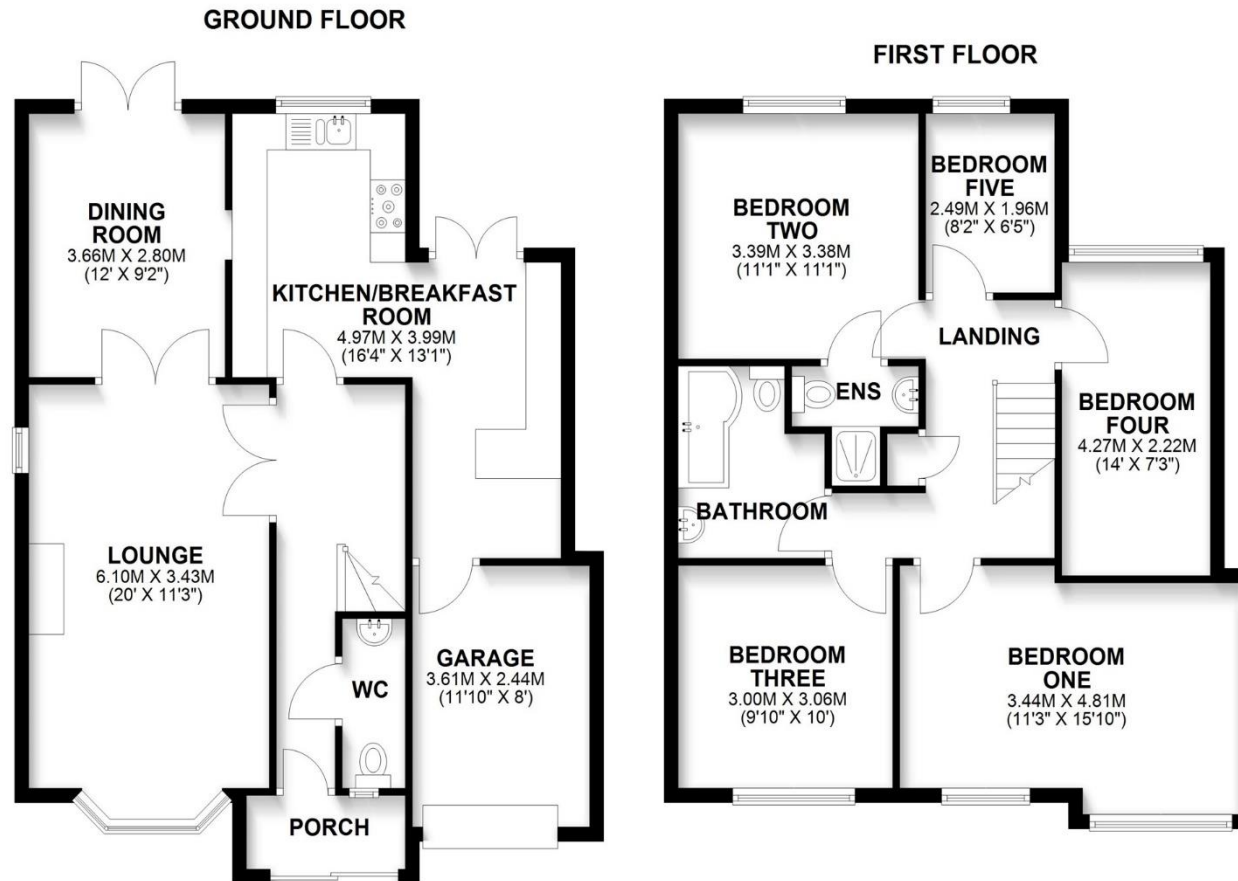






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