

17 Llewelyn Goch,

St. Fagans, Cardiff, CF5 6HR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£575,000**



Detached Property

4

3

4

2

# Property Description

**\*\* BEAUTIFULLY PRESENTED FOUR/ FIVE BEDROOM DETACHED FAMILY HOME \*\* EXTENDED AND IMPROVED \*\* NO CHAIN \*\*** A beautifully presented, extended and much improved executive four/ five bedroom detached family house in the sought after Barratt Homes development built in 2003. Entrance hallway, cloakroom, large bay fronted lounge, sitting room, study, exercise room/optional fifth bedroom and an exceptional kitchen/diner and family room with modern fitted kitchen and breakfast bar island, folding doors to the rear garden and ample space for dining and family relaxation, adjoining utility room. To the first floor are four double bedrooms, bedroom one and two with ensuite shower room and a separate family bathroom. Delightful rear garden comprising decked relaxation, patio and area of lawn. Wide driveway and lawn to front. No chain. EPC Rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2259 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydrafar development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

## ENTRANCE HALLWAY

Approached via a composite entrance door with long bar handle, leading to the spacious entrance hallway. Window to side. Tiled flooring. Oak staircase with open tread to first floor.

## CLOAKROOM

White suite comprising low level wc, wash hand basin with tiled splashback. Tiled flooring. Window to side. Radiator.

## LOUNGE

16' 4" x 16' 1" (into bay) (5.00m x 4.91m)  
With bay fronted window overlooking the lawned front garden. Quality wood flooring. Feature fireplace. Radiator.

## STUDY

7' 9" x 6' 3" (2.38m x 1.92m)  
With windows to front and side. Tiled flooring. Radiator.

## KITCHEN/DINING AND FAMILY ROOM

30' 2" x 24' 8" (9.21m x 7.54m)  
An exceptional open plan kitchen/dining and family room, well appointed kitchen with high gloss fronts and quartz worktops above. Inset five ring hob with cooker hood above. Integrated double oven and microwave. Large central breakfast island with inset 1.5 bowl sink and worktop side drainer. Integrated dishwasher. A range of additional freestanding units. Ample space for family seating and dining areas. Two sets of tri-folding doors leading to the delightful rear garden. Inset spotlights. Three skylights over kitchen/dining area. Media wall tv inset alcove. Two vertical radiators. Quality tiled flooring with partial underfloor heating in kitchen/dining areas. Door to utility room and door to sitting room.

## UTILITY ROOM

7' 8" x 5' 2" (2.35m x 1.58m)  
With high gloss units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Tiled splashback. Door to side path. Wall mounted ideal classic gas central heating boiler. Radiator. Quality tiled flooring.

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## SITTING ROOM

16' 0" x 11' 1" (4.90m x 3.40m)

With window to front and tri folding doors leading to the rear garden. Quality tiled flooring. Under floor heating. Door to home office.

## EXERCISE ROOM/OPTIONAL FIFTH BEDROOM

15' 10" x 7' 7" (4.85m x 2.33m)

Overlooking the entrance approach and french doors to the rear patio. Quality wood plank effect tiled flooring. Inset spotlights.

## LANDING

Oak doors leading to all rooms. Cupboard housing hot water cylinder. Loft access.

## BEDROOM ONE

16' 2" (max) x 12' 5" (4.95m x 3.80m)

A good sized principal bedroom, built in wardrobes and bedside units. Two windows to front overlooking the garden. Radiator. Oak door to en-suite.

## EN-SUITE

8' 1" (max) x 5' 5" (2.48m x 1.66m)

Modern white suite comprising of low level WC with built in wash hand basin and vanity unit, double walk-in shower with dual, chrome shower, modern heated towel rail. Extractor fan and shaving point. Tiled splashbacks and flooring. Obscured glass uPVC window to front.

## BEDROOM TWO

12' 11" x 10' 9" (into wardrobes) (3.96m x 3.28m)

A second double bedroom with built in wardrobes and bedside units. Radiator. uPVC double glazed window to rear. Oak door to en-suite.

## ENSUITE

7' 4" x 3' 10" (2.25m x 1.19m)

Modern white suite comprising of low level WC, wash hand basin with vanity, single shower cube with dual, chrome shower. Extractor fan, shaving point, modern heated towel rail and tiled splashbacks. Obscured glass window to rear.

## BEDROOM THREE

11' 6" x 10' 3" (3.51m x 3.13m)

Double bedroom. Window to front, radiator.

## BEDROOM FOUR

10' 6" x 10' 2" (3.22m x 3.11m)

Window to rear, a fourth double bedroom. Radiator.

## FAMILY BATHROOM

7' 3" x 6' 4" (2.21m x 1.94m)

Modern white suite comprising of low level WC, wash hand basin with vanity unit, bath with dual, chrome shower, chrome mixer tap, modern bath panel and full tiled walls. Tiled flooring, heated towel rail, extractor fan and shaving point. Obscured glass uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

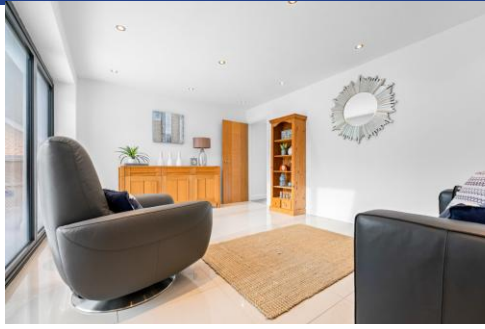
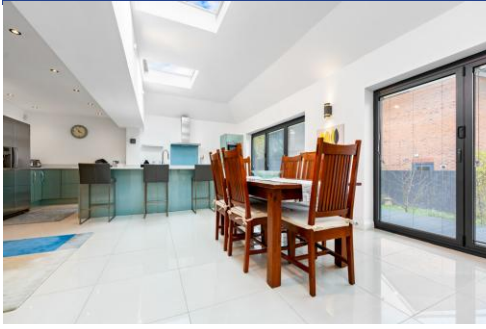
A delightful rear garden with timber decked relaxation area leading to a lawned area of garden and additional paved patio. Access to side. Outside lighting.

### FRONT GARDEN

Lawned front garden enclosed with hedgerow. Paved pathway to front door. Wide driveway to side. Timber gate leading to side and additional metal gate to other side entrance.

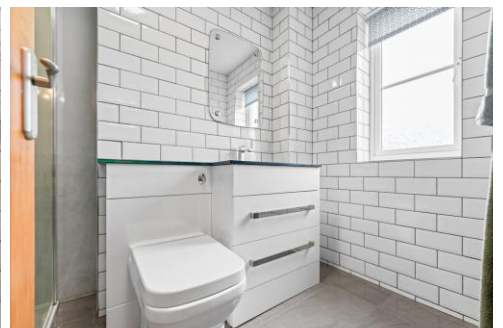
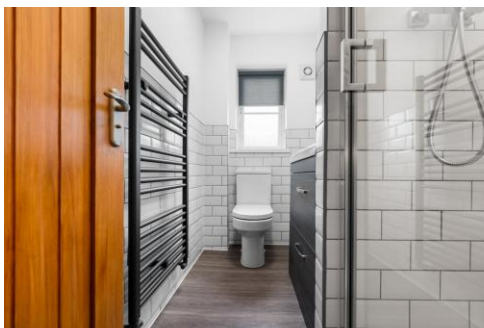
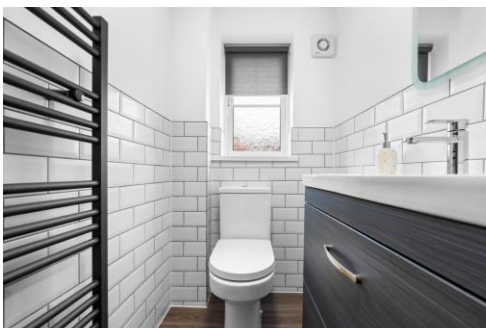
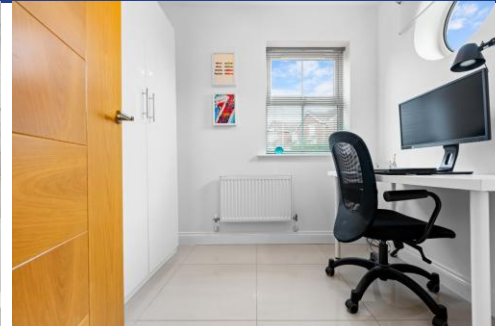


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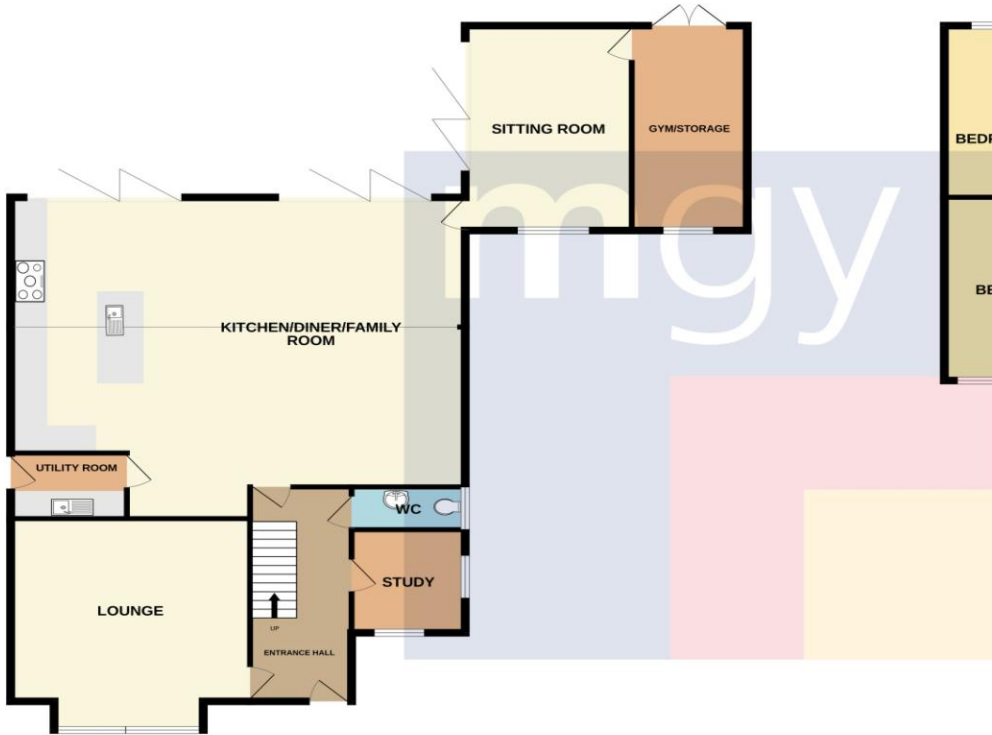


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GROUND FLOOR  
1474 sq.ft. (137.0 sq.m.) approx.



1ST FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2259 sq.ft. (209.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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