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Rhodfa'r Morwydd, Penarth
£625,000

 **peter
alan**

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About the property

This stylish detached family home on the Rhodfa'r Morwydd development, just off Sully Road, was built by David Wilson Homes. It benefits from NHBC guarantee, gas central heating, Upvc double glazing and a garage with off road parking.

Briefly comprising an entrance porch, stylish lounge with dual aspect finished with plantation blinds and a log burner, a spacious kitchen/diner - integral appliances include, fridge freezer, dishwasher, an eye level double oven, six ring gas hob and cooker hood above. Bay French doors lead out onto the garden, it also has a utility room and a ground floor cloakroom with a separate storage cupboard. To the first floor there are four double bedrooms - One with an en suite shower room plus a family bathroom. On the third floor you will find the luxurious Master suite with fitted wardrobes and a beautiful contemporary en suite with an oval shaped bath separate double shower W.C. and oval shaped sink with cupboards below. Enclosed south facing rear garden, to the front is off road parking and access to the garage.

Accommodation

Entrance Hall

Tiled floor way stairs leading to the first floor, doors lead to Lounge, Kitchen/ Diner and cloak room

Lounge

17' to bay x 12' 4" (5.18m to bay x 3.76m)

Offering dual aspect with a Bay fronted window and a window to the side fitted with plantation blinds, Log Burner with an oak mantel on a slate hearth, wood laminate flooring, a door leads to a small home office under the stairs.

Kitchen / Living / Diner

19' 3" x 15' 10" to bay (5.87m x 4.83m to bay)

A fabulous size family room with Bay French windows out onto the garden, The kitchen has a range of integral appliances including Fridge / Freezer, Dishwasher eye level double oven, six ring gas hob with extractor hood above, there is a range of wall and floor units with solid wooden work tops, The dining area is spacious and there is room for relaxing chairs as well. A door leads to the utility room.

Utility Room

10' 1" x 5' 5" (3.07m x 1.65m)

A range of floor and wall mounted units with a work top plumbing for a washing machine, a door leads out onto the garden.





Cloakroom

A modern white suite with a wash hand basin and W.C. a door leads to a cloakroom which is ideal for coats and shoes.

First Floor

Bedroom Two

12' 5" x 12' 1" (3.78m x 3.68m)
Set to the front and offering dual aspect, both windows have plantation blinds fitted a door leads to the en suite.

En Suite

A modern shower room with a double shower, vanity wash hand basin, concealed W.C. tiled flooring and a towel rail.

Bedroom Three

11' 4" x 11' 2" (3.45m x 3.40m)
Set to the front another double bedroom with plantation blinds and fitted wardrobes.



Bedroom Four

10' 8" x 9' 6" (3.25m x 2.90m)
Another double bedroom with plantation blinds fitted to the rear window a triple wardrobe.

Bedroom Five

11' 9" x 9' 8" (3.58m x 2.95m)
Set to the rear with laminate flooring this bedroom is used as a sitting room / office.

Family Bathroom

A modern white suite with a bath, separate shower, W.C. pedestal wash hand basin and a towel rail finished with tiled flooring

Second Floor

Master Suite

12' 7" x 12' 3" (3.84m x 3.73m)
A luxurious suite with fitted wardrobes just by the entrance to the bedroom four velux windows with fitted blinds offering dual aspect, valuated ceiling with spot lights inset, a door leads to the en suite



En Suite

The luxury continues into this room with an oval shaped free standing bath, separate shower W.C. and a wash hand basin within a vanity unit with cupboards below and a wooden surround, a Velux window and a chrome towel rail.

Garage

20' 7" x 9' 11" (6.27m x 3.02m)
With an up and over door to the front this single garage benefits from power and lighting. It also has a clever shelving unit allowing the garage to currently be utilised as a home gym.

Garden

The rear garden has a brick built wall surrounding the garden, there is a patio area then laid to lawn with an array of shrubs and bushes a gate leads around to the front.





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