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1 Llandennis Court, Cyncoed, Cardiff, CF23 6JB

£1,600,000

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02920 618552
llanishen@peteralan.co.uk



A truly capacious and individual detached five bedroom five bathroom residence, built to a high specification in 2001, greatly extended by the current owners in 2013, and occupying a private location within a small gated close comprising just four unique homes, approached from highly prestigious Llandennis Avenue in Old Cyncoed.

This impressive family home provides 4600 square feet, and includes a wide four car private entrance drive, an integral double garage (currently used as a Gym), and a very private large level sunny rear garden, screened by high conifer trees to afford maximum privacy, and including a full size heated thermal outdoor swimming pool with swim jet built in 2013.

The property provides generous well designed versatile living space including a charming and spacious entrance reception hall and a fabulous open plan luxury fitted quality kitchen, family room & dining room (35'1 x 22'5), installed in 2013 by Messrs Firth Dimension with extensive Siemens Integrated appliances and stylish Corian work surfaces including a peninsula breakfast bar, ample space for a large corner shaped sofa suite and a space for a full size dining table. The ground floor also includes a large utility room (17'2 x 9'0), a capacious lounge with a bay window and a solid stone Minster fireplace (24'4 x 15'0), a separate study/home office/snug (14'6 x 14'2), and a luxury ground floor wet room/shower room (installed in 2013).

The stunning first floor comprises a super-sized landing, two large master bedroom suites, each with ensuite bathrooms, the principle master bedroom being a generous (21'9 x 19'3), and benefiting a luxury stylish large ensuite bathroom (2013), two sets of French doors which open onto individual Juliet balconies, and a walk-in ensuite dressing room/wardrobe. Bedroom two is also a stunning size (28'2 x 17'2 narrowing to 7'6), inset with two sets of french doors each with Juliet balconies.

Guest bedroom three includes a further ensuite shower room, whilst bedroom four and five boast full use of the spacious family full size bathroom (15'3 x 6'10). The property also includes sealed double glazed windows and outer doors throughout, gas heating (Boiler Combi Baxi 4 years old) with contemporary radiators and a new unvented hot water system allowing maximum water pressure, C C T V camera surveillance, surround sound speaker system, and a sophisticated intruder alarm.

This exceptional family home would prove ideal for a large growing family, with options to suite two and three generation living needs, with its truly dynamic location, walking distance to both Roath Park scenic Lake and Cyncoed Village centre.

The property lies within the highly regarded School Catchment of Cardiff High, with two very popular primary Schools both close by, (Lakeside Junior and Rhydyphenau Primary), and excellent local Welsh schools include Ysgol Gyfun Gymraeg Glantaf and Ysgol-Y-Wern Welsh.

With exceptional privacy provided by an exclusive gated select close, this fabulous residence provides a unique opportunity. Must be seen.





Location

The property is well placed for access to both Cyncoed Village, Lakeside Shopping Precinct, Wellfield Road and Albany Road Shopping Centres.

Close by off Heath Halt Road are two local Railway Stations enabling fast and economic travel to Cardiff Queen Street and Cardiff Central. Close by is the Scenic Roath Park Lake, Wild Gardens, Botanical Gardens and Flower Gardens, whilst a little further are the impressive Recreational Grounds of Roath Park.

Within the Village of Cyncoed there is small shopping village including a Co-op, a Green Door Bakery, and a newly opened Cafe.

There are a number of churches close by and a synagogue because there is a sizable Jewish community living in Cyncoed. Cyncoed Medical Centre is actually just within neighbouring Pontprennau, on the road junction Cyncoed, Pontprennau and Pentwyn, to enable it to serve all three communities.

Cyncoed is an affluent and exclusive community in the northeast of Cardiff, the capital of Wales. With many properties in the area fetching over £1 million, Cyncoed is considered to have some of the highest property prices in the country. Cyncoed overlooks the city centre of Cardiff, near Roath Park, with views of the surrounding mountains.



Front Porch

Open fronted pillared front porch with slate tiled threshold and stylish outside lights.

Entrance Reception Hall

21' wide. Magnificent central entrance reception hall, approached via hardwood panelled entrance doors with sealed double glazed leaded side screen windows with further matching front windows overlooking the front drive, elegant coved ceiling, and wide returning spindle balustrade staircase leading to a gallery landing. Wood flooring throughout, entrance telecom security gate door entry system, double radiator, sealed double glazed French doors opening on to the private rear gardens with outlooks that extend across the heated outdoor swimming pool.

Study

14' 2" x 13' 6" into a bay (4.32m x 4.11m into a bay) Into a circular shaped bay with sealed double glazed windows with leaded upper lights and outlooks on to the entrance drive, further windows to side, elegant coved ceiling, and radiator.



Lounge

15' x 24' 4" into a bay (4.57m x 7.42m into a bay) Approached from the entrance reception hall via double doors leading in to a charming and relaxing principal lounge and inset with a Minster fireplace with living flame coal effect gas fire with matching hearth and mantel, circular shaped bay with four sealed double glazed windows each with upper lights with outlooks on to the side, high elegant coves ceiling, further window with a rear garden outlook, wood flooring, two double radiators.

Kitchen / Family & Dining Room

35' 1" x 22' 5" narrowing to 12' 9" (10.69m x 6.83m narrowing to 3.89m) Plus a large entrance recess. High specification fully fitted open plan kitchen, family room and dining room, providing a fabulous social space the hub of the home, with a stylish porcelain tiled floor throughout, approached from the entrance reception hall via both double and single panelled internal doors in hardwood with Regency handle. The kitchen area was installed by Fifth Dimension, high specification with Siemens appliances including a microwave with warming drawer, a fan assisted oven, a further combi microwave oven with warming drawer, and a Siemens Coffee maker, full height integrated larder fridge, doors and drawers are in polished high gloss grey with four integrated cutlery compartments, knife tray, eight single deep pan drawers, two double integrated deep pan drawers with soft closing facility and custom made cutlery compartments, Bosch dishwasher.



Large AEG five ring induction hob with a Baumatic stainless steel canopy style integrated sink with Quooker taps and hot and cold water mixer taps, large AEG five ring induction hob with a Baumatic stainless steel canopy style extractor hood with glass surround, vegetable cleaner and Corian drainer, pull-up power point tower, peninsula breakfast bar with space for several breakfast stools.

Two sets of individual hardwood double glazed French doors with side screen windows overlook and open on to the private rear gardens with outlooks that extend across the heated swimming pool.

There is a large family space perfect for an L shaped sofa suite, leading on to a spacious dining area with ample space for a dining table and eight chairs, equipped with further hardwood double glazed windows with bevelled leaded upper light glass with outlooks across the private front drive, contemporary wall mounted fire, stylish chrome finished power points and light switches throughout, elegant coved ceiling with multiple spotlights and surround sound speakers, two integrated full size wine coolers, further extensive storage space with soft closing doors.

Further French doors open on to the side gardens, whilst an internal door leads to a spacious utility room.



Utility Room

17' 2" x 9' (5.23m x 2.74m)

Fully fitted along three sides with multiple floor and eye level units with panel fronts and laminate worktops incorporating a stainless steel sink with chrome mixer taps and tiled splashback, stylish power points and light switches throughout, multiple glass fronted eye level display units with glass shelves and internal lights, space for the housing of a large American style fridge freezer, space for the housing of a tumble dryer, space for the housing of a washing machine, continuous porcelain tiled flooring throughout, two double glazed windows with a side garden aspect, outer door leading to a side garden, large wall mounted Vaillant gas central heating boiler, ceiling with spotlights, radiator, internal door to double garage.

Wet Room

10' 10" x 5' 11" (3.30m x 1.80m)

Truly stunning contemporary modern ground floor Wet room/shower room suite in white with luxury fitting including a wash hand basin and wc with high quality tiled walls and floor.





First Floor Landing

Approached via a returning spindle balustrade carpeted staircase leading to a central landing area, with elegant high coved ceiling, hardwood sealed double glazed window with outlooks on to the private entrance drive, two double radiators, further window with a rear garden outlook, access to roof space, large built-in linen cupboard, further built-in airing cupboard housing a Megaflo Deco unvented indirect cylinder.

Master Bedroom One

21' 9" x 19' 3" (6.63m x 5.87m)

Narrowing to 14' 5". Approached from the main landing via a hardwood panel door leading to a generous and bright well designed master suite equipped with two separate sets of hardwood sealed double glazed French doors each opening on to Juliet balconies and each boasting charming outlooks across the private gardens and over the surrounding area towards distant hillside. This impressive bedroom includes a high elegant coved ceiling with multiple spotlights and surround sound speakers together with a large full size access to a separate attic storage area. Two further hardwood windows to rear and side aspect, two double radiators, hardwood panel door leading to.....

Ensuite Bathroom

10' 1" x 9' 3" (3.07m x 2.82m)

High quality Duravit stylish white suite with ceramic tiled walls and floor, integrated vanity shelves with spotlights, wet room style contemporary shower with clear glass shower screen and chrome shower unit, wide Deca wall mounted wash hand basin with circular basin and chrome mixer taps and pop-up waste, Duravit W.C. with concealed cistern and Geberit chrome fittings, large oversized bath Duravit with chrome fittings, chrome shaver point, bathroom mirror, stylish chrome vertical towel rail/radiator, high ceiling with spotlights, surround sound speakers and chrome air ventilator, hardwood sealed double glazed window to side.

Ensuite Dressing Room

11' x 7' 10" (3.35m x 2.39m)

Independently approached from the master bedroom via a hardwood panel door leading to a very versatile walk-in wardrobe. ensuite dressing room with a high elegant coved ceiling, electric power and light.

Bedroom Two

28' 2" x 17' 2" (8.59m x 5.23m)

Narrowing to 7' 6". Approached from the landing via a hardwood panel door with Regency handle leading to a full size master suite with oak flooring and a carpeted entrance recess, equipped with two separate sets of French doors each with Juliet balconies that open on to and overlook the private entrance drive, two further windows with a side aspect, two double radiators, high ceiling.

Ensuite Bathroom

9' 3" x 9' 2" (2.82m x 2.79m)

Stylish contemporary white suite with limestone tiled walls and floor comprising large shaped corner bath with chrome mixer taps, pop-up waste and chrome hand shower fitment, separate fully contained Pharo Hansgrohe shower cubicle with multi jet shower system, waterfall fitments and surround sound approached via shaped glass sliding doors, separate chrome shower hand fitment. Slim line W.C., shaped pedestal wash hand basin, stylish vertical towel rail/radiator, high ceiling with chrome extractor fan, multiple spotlights and surround sound speakers. Two velux double glazed windows, vanity shelves, Vernon Tutbury white suite.

Bedroom Three

13' x 13' 6" into a bay (3.96m x 4.11m into a bay)

Plus an entrance recess measuring 7' 6" x 3' 1".

Approached from the main landing via a deep entrance recess leading to a double size bedroom inset with a semi-circular shaped bay with sealed double glazed windows with leaded upper lights and outlooks across the private entrance drive, high elegant coved ceiling, and radiator.

Ensuite Shower Room

7' x 5' 6" (2.13m x 1.68m)

With walls fully ceramic tiled, ceramic tiled floor, white suite comprising ceramic tiled shower cubicle with chrome shower unit and clear glass shower door and screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, hardwood double glazed patterned glass window to front, ceiling with spotlights, chrome air ventilator, radiator.

Bedroom Four

15' x 13' 6" (4.57m x 4.11m)

Plus a deep entrance recess.

Approached from the main landing via a deep entrance recess leading to a further generous double size bedroom, inset with a semi-circular bay with four hardwood sealed double glazed windows each with bevelled glass leaded upper lights with outlooks on to the quiet gated frontage close, high coved ceiling, double radiator.

Bedroom Five

10' 5" x 10' 10" maximum (3.17m x 3.30m maximum) Currently used as an office, approached independently from the main landing via a hardwood panel doors with Regency handle, inset with a hardwood sealed double glazed window with a rear garden outlook, coved ceiling, and radiator.

Family Bathroom

15' 3" x 6' 10" (4.65m x 2.08m)

A very generous sized family bathroom with a modern white suite with ceramic tiled floor and part ceramic tiled walls comprising Jacuzzi bath with chrome mixer taps and pop-up waste, large shaped pedestal wash hand basin with chrome mixer taps, separate tiled corner shaped shower cubicle with chrome shower unit and clear glass sliding doors and screen, slim line W.C., radiator, high coved ceiling, spotlights, patterned glass hardwood sealed double glazed window to rear, chrome air ventilator.

Outside

Private Entrance Drive

A double width 4-6 car private off street vehicular entrance drive with block pavements screened on one side by conifer trees edged with borders of flowering plants and shrubs leading to.....

Double Garage

18' 6" x 17' (5.64m x 5.18m)

Electric power and light, fully ceramic tiled flooring, approached via two electronically controlled fob operated up and over doors, leading to a double garage which is currently used as a gym, equipped with a further outer door providing access to the side of the property

Rear Gardens

A totally private sunny fully enclosed level rear garden landscaped with a large paved sun terrace and a further decked patio area, equipped with a neat main lawn and enclosed and afforded full privacy by high screens of conifer trees together with high timber panel fencing lined with climbing ivy. There are multiple outside stylish wall lights, a garden gate that provides access on to Llandennis Court, and a large timber summer house/garden shed.

To the side of the property is a further area completely paved and enclosed by timber gates and timber fencing to afford privacy, also equipped with stylish outside lights, and housing neatly in the corner a further garden shed and outside store. The side garden continues right around the property fully enclosed with further garden gates providing access on to the front entrance drive. Two outside water tap.

Heated Outdoor Swimming Pool

Luxurious fully heated outdoor swimming pool providing a wonderful outdoor facility, full size with steps and internal lights. A full size heated thermal outdoor swimming pool with swim jet built in 2013, 20'0 x 15'0 designed with a stepped approach leading to a shallow end which then leads onto a deep section which is approximately 10'0 in depth.



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Total area: approx. 369.6 sq. metres (3978.0 sq. feet)

Important Information

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