



37 LLEWELYN GOCH  
ST. FAGANS  
CARDIFF CF5 6HR

£650,000



DETACHED PROPERTY



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**\*\* FIVE BEDROOM DETACHED WITH DETACHED DOUBLE GARAGE \*\* LARGE REAR GARDEN \*\* NO CHAIN \*\*** A double bay fronted, well presented, five bedroom detached family house in a sought after location of only executive detached family homes. Entrance hallway, cloakroom, bay fronted lounge, bay fronted sitting room, modern fitted kitchen and breakfast room opening to the garden room and there is a separate utility room. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. To the second floor are two further double bedrooms and a family shower room. Gas central heating, under floor heating in all tiled areas on ground floor, double glazing. Large rear garden comprising patio, decking and lawn. Key block driveway to front leading to the detached double garage. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX : 2049 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydylafar 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 double glazed entrance door leading to the entrance hallway. Staircase to first floor. Quality tiled flooring. Built in storage cupboard. Radiator.

#### CLOAKROOM

Comprising low level wc and wash hand basin. Quality tiled flooring. Extractor fan. Radiator.

#### LOUNGE

23' 10" x 11' 6" (into bay) (7.27m x 3.53m)

An excellent sized primary reception with bay fronted window overlooking the entrance. Feature fireplace with inset coal effect living flame gas fire. Double doors to garden room. Radiator.

#### SITTING ROOM/STUDY

12' 1" x 10' 7" (into bay) (3.70m x 3.23m)

A versatile second reception with bay fronted window. Fitted book shelves to one side. Radiator.

#### KITCHEN

12' 4" x 10' 7" (3.78m x 3.24m)

Well appointed along three sides in light high gloss fronts beneath solid wood worktop surfaces. Inset stainless steel sink with monoblock mixer tap. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Integrated microwave oven. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Quality tiled flooring with under floor heating. Door to utility room. Worktop breakfast bar area. Opening to the garden room.

#### GARDEN ROOM

26' 3" x 10' 11" (8.01m x 3.33m)

A large uPVC double glazed garden room to rear, covering the full length of the rear. With double glazed glass roof. Windows to rear and french doors to the patio. Quality tiled flooring. French doors to lounge. Two radiator. Cupboard housing the 'Ideal' gas central heating boiler.

#### UTILITY ROOM

6' 5" x 6' 3" (1.97m x 1.93m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for dryer. Eye level wall cupboards. Quality tiled flooring.

#### FIRST FLOOR

#### LANDING

Approached via an easy rising staircase leading to the central landing area. Additional staircase to second floor. Airing cupboard housing the hot water cylinder. Laminate flooring. Radiator.

#### BEDROOM ONE

15' 7" x 10' 7" (4.76m x 3.24m)

Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobes and bedside tables with central bed recess. Laminate flooring. Radiator. Door to ensuite.



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## ENSUITE SHOWER ROOM

10' 6" x 5' 6" (3.22m x 1.69m)

Quality white suite comprising low level wc, vanity wash basin with storage below, bidet, large walk in shower cubicle with glass fronted panel and chrome twin head shower. Tiled flooring. Chrome heated towel rail. Obscured glass window to rear. Extractor fan.

## BEDROOM TWO

12' 7" x 11' 7" (3.86m x 3.54m)

Overlooking the entrance approach and area of green to front, a second double bedroom. Laminate flooring. Radiator.

## ENSUITE SHOWER ROOM TWO

6' 7" x 4' 9" (2.03m x 1.45m)

White suite comprising low level wc, wash hand basin, walk in shower cubicle with glass fronted panel and chrome twin head shower. Obscured glass window to front. Extractor fan. Radiator.

## BEDROOM THREE

8' 10" x 8' 6" (2.71m x 2.60m)

Aspect to rear. Laminate flooring. Built in wardrobe. Radiator.

## FAMILY BATHROOM

6' 8" x 5' 6" (2.04m x 1.70m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Wall tiling to splash back areas. Obscured glass window to rear. Tiled flooring. Electric shaver point. Extractor fan. Radiator.

## SECOND FLOOR

### LANDING

Approached via a full turning staircase leading to the central landing area. Radiator.

### BEDROOM FOUR

16' 3" x 10' 11" (4.97m x 3.33m)

An excellent sized further double bedroom with dormer window to front and additional window to rear pitch. Eaves storage cupboard. Two radiators.

### BEDROOM FIVE

16' 3" x 11' 9" (4.97m x 3.60m)

With window to front and additional window to rear pitch, a further double bedroom. Two radiators.

## SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin with storage below, walk in shower cubicle with glass shower screen and matte black twin head shower. Obscured glass window to rear. Radiator. Extractor fan. Tiled flooring. Electric shaver point.

## OUTSIDE

### REAR GARDEN

A large and mature rear garden backing onto woodland. The garden comprises a large paved patio and decked relaxation area leading onto a sizeable area of lawn. A variety of trees and conifers to borders. Outside lighting. Access to garage.

### FRONT GARDEN

Paved pathways to front and shrub borders.

### PARKING

Keyblock driveway in front of double garage.

### DETACHED DOUBLE GARAGE

18' 5" x 18' 4" (5.63m x 5.59m)

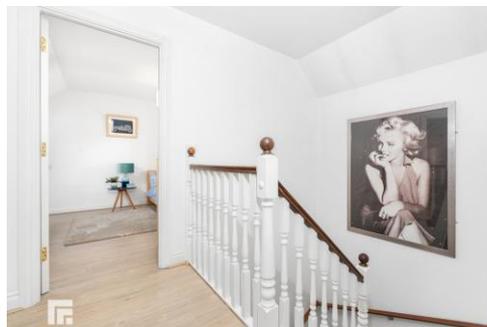
With twin up and over access doors. Power and lighting. Window to side. Door to garden.



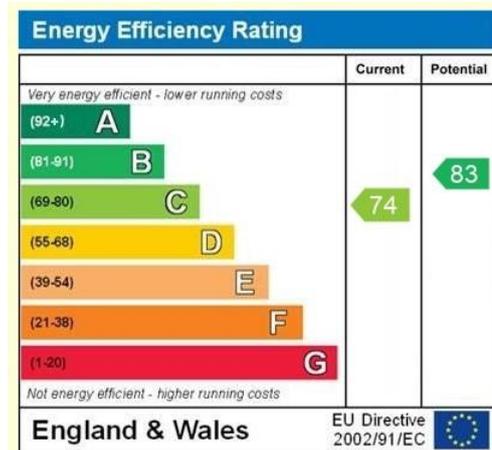
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