



Cilwendeg, Main Road, Gwaelod-Y-Garth, Cardiff, CF15 9SJ

£475,000 Freehold





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A stunning beautifully re-furbished detached double fronted modern five bedroom residence, commanding a charming position set back in the village of Gwaelod Y Garth, a pretty semi-rural village equidistant between Pentrych & Radyr, and only two minutes driving distance to the A 470 and less than five minutes from an exit onto the M4.

The property is also placed within an eight minute walk to the local railway station in Taff's Well enabling fast travel to Cardiff City Centre.

This truly capacious family home fronts mature woodland with the benefits of a sizeable landscaped corner plot garden.

The gardens have been professionally landscaped in 2015 and provide versatile garden space including extensive front lawns and a low maintenance fully landscaped private rear garden with traditional slate patios and astro turf finished lawn.

This stunning home was built in 1990 to a bespoke design with generous well-proportioned living space, and extensive improvements completed between 2012 and 2015 by the present owners. These include new white PVC double glazed replacement windows and French doors (2012), gas heating with a new Worcester gas combi boiler (2012), new radiators throughout (2013), a stunning new fully fitted open plan kitchen breakfast room and dining room (2012), and a new sophisticated intruder alarm (2015).

Further improvements include tastefully redecorated walls, door architraves and high moulded skirting's throughout, newly plastered ceilings, new internal doors with stylish chrome handles, and new carpeted floors.

In 2013 a luxurious new spacious ensuite shower room was replaced with a stylish new suite comprising twin wash hand basins, a wc with concealed cistern and a large contemporary wet room style shower. This generous ensuite is also equipped with LED nights lights, a wall mounted heated bathroom mirror and a range of bespoke cabinets.

Also in 2014 a new family bathroom was re-modelled including an oversized bath, a wc with concealed cistern and a separate double size walk in shower.

The well planned living space includes a spacious entrance reception hall inset with a wide carpeted returning spindle balustrade staircase, a downstairs cloak room with a stunning new white suite with bespoke fittings, a large lounge (20'8 x 13'0), a separate versatile snug/study currently used as a gym, an L shaped kitchen, breakfast room and dining room (28'2 x 22'1), while on the first floor there are five double sized bedrooms each with pleasing woodland views.

Outside a wide private entrance drive provides ample parking and leads to a detached double garage (20'3 x 20'1) which includes an electronic remote controlled up and over door, a first floor fully floored and plastered attic storage space approached by a drop down ladder, and a utility area with work surfaces and space with plumbing for washing machine etc.

A unique feature of this exceptional modern residence is the capacious open roof space attic, providing a marvellous storage area with potential to be converted into two further spacious rooms, subject to the necessary building regulation approval and planning consents. A magnificent detached family home, providing excellent living space for a growing family, with the option to also allow for second generation living.

Must be seen. No chain.





Gwaleod Y Garth

Gwaleod-Y-Garth is a village in the parish of Pentyrch, Cardiff in Wales.

It is situated six miles north of Cardiff and seven miles from Pontypridd, located between Radyr and Pentyrch. The castle of Castell Coch is within reach of the village, by car or by foot. At the top end of the village is the village pub, the Gwaleod Y Garth Inn. Situated in the village is Gwaleod-Y-Garth Primary School a school that educates through both the medium of Welsh and English. The property lies within the catchment of Radyr High School.

Entrance Reception Hall

14' 10" x 11' 7" maximum (4.52m x 3.53m maximum)

Approached by a white double glazed composite part panelled front entrance door, inset with coloured leaded patterned window with matching full height side screen window leading in to a central and spacious main hall equipped with a wide recently carpeted returning spindle balustrade staircase leading to the gallery landing, with useful under stair storage recess. Oak effect laminate flooring throughout, double radiator, wall mounted British Gas digital central heating programmer, telephone point.

Downstairs Cloakroom

Stylish contemporary modern white suite with porcelain tiled walls and ceramic tiled floor comprising W.C. with concealed cistern and chrome flush handle, corner shaped contemporary wash hand basin with chrome waterfall mixer taps, built out vanity unit with soft closing doors. Radiator, ceiling with spotlights, pretty glass border tile throughout, white PVC double glazed obscure glass window to front.

Lounge

20' 8" x 13' (6.30m x 3.96m)

An impressive and well-designed spacious principal reception room, equipped with upper wall lights points throughout, double radiator, newly carpeted in 2015, TV aerial point, PVC double glazed French doors with matching side screen windows and fitted blinds overlooking and opening on to the landscaped rear garden.

Snug / Study

12' 11" x 9' 9" (3.94m x 2.97m)

A very versatile reception room, positioned in the front of the property, inset with a wide PVC double glazed window with outlooks across the frontage road and on to woodland, telephone point, TV aerial point, radiator.

Kitchen, Family & Dining Room

28' 2" x 22' 1" L shaped (8.59m x 6.73m L shaped)

Beautifully fitted along three sides in 2012 with a high quality range of high gloss finished floor and eye level units with stylish chrome slim line handles beneath round nosed laminate work surfaces with matching splashback incorporating a Corian one and a half bowl sink unit with chrome power jet extendable mixer taps. Integrated CDA five ring gas hob including wok burner, beneath a stainless steel canopy style extractor hood with stylish matching chrome finished surround. Integrated Caple dishwasher, two integrated CDA ovens - both fan assisted, integrated Caple microwave oven, space with plumbing for an American style fridge freezer including ice maker and connected to the water mains, Solid oak corner breakfast bar circular shaped, two double radiators, ceiling with spotlights throughout, a stylish and contemporary feature ceiling light fitting to remain.

Wood flooring throughout, white PVC double glazed French doors with matching side screen windows opening on to the landscaped rear gardens. This amazing open plan social space is independently approached from the entrance reception hall via two panel doors, in addition there is a further white PVC double glazed outer door leading to a covered walkway with direct access to the double garage. White PVC double glazed window with outlooks across the frontage road and on to woodland.



First Floor Gallery Landing

Recently carpeted in 2015, spindle balustrade returning staircase leading to a spindle balustrade gallery landing, radiator, built-in former airing cupboard equipped with extensive pine shelving. Access to an exceptionally large open roof space via a drop down wooden ladder. It should be noted that within the attic there is a large open void equipped with electric power and light providing versatile space that could incorporate a loft conversion if required in the future.

Master Bedroom One

17' 6" x 13' maximum (5.33m x 3.96m maximum) Newly carpeted in 2014, TV aerial point, telephone point, PVC double glazed window with fitted blackout roller blinds and curtains with outlooks across the frontage road and on to woodland, radiator. Contemporary mirror fronted wardrobes.

Ensuite Shower Room

11' 5" x 5' 4" extending to 7' 9" (3.48m x 1.63m extending to 2.36m) Luxurious white suite remodelled in 2013 with high quality fittings and stone finished ceramic tiled walls with further ceramic tiled floor. This spacious ensuite comprises a large walk-in wet room style double size shower with clear glass shower screen and shower fitment in chrome, two circular shaped his and hers twin wash hand basins mounted on to a granite topped vanity unit and fitted with stylish chrome waterfall mixer taps and pop-up wastes, with two further built-



in bathroom cabinets with electric power and soft closing doors, oak patterned with stylish chrome handles. W.C. with concealed cistern, pretty mood LED nightlights throughout, stylish chrome vertical towel rail/radiator, ceiling with spotlights, large heated wall mirror with overhead spotlights, fitted extractor fan, PVC double glazed obscure glass patterned window to front, further full height sizeable fully framed bathroom cabinet with shelves and slim line chrome handles, pretty glass border tile throughout.

Bedroom Two

13' x 13' (3.96m x 3.96m) Newly carpeted and decorated in 2018. Wide PVC double glazed window with fitted roller blind enjoying outlooks across the rear garden and on to woodland. TV aerial point, double radiator.

Bedroom Three

10' x 9' 11" (3.05m x 3.02m) Newly carpeted in 2014, wide PVC double glazed window with fitted roller blind benefitting from outlooks across the landscaped enclosed rear gardens and on to tree lined woodland.

Bedroom Four

11' 9" x 9' 11" plus an entrance recess (3.58m x 3.02m plus an entrance recess) Newly carpeted circa 2014, double radiator, PVC double glazed window with fitted roller blind with outlooks across the rear gardens and on to woodland.



Bedroom Five

10' 1" x 8' 9" (3.07m x 2.67m) Newly carpeted in 2014, PVC double glazed window with fitted roller blind with outlooks across the frontage road and on to woodland, telephone point, radiator.

Family Bathroom

10' x 9' 8" (3.05m x 2.95m) Stunning white remodelled bathroom, installed in 2014 with high quality fittings including white Ghandia wall tiles to walls, Quantum 1900 mm x 900 mm duo bath, Kobe 700 mm vanity unit including basin, matching Kobe 500 mm W.C. unit with vortex dual flush cistern, Kansas BTW floor standing W.C. pan with matching Kansas seat, large double size Volente walk-in contemporary shower with Volente walk-in clear glass panel (1000 mm) and matching Volente 800 mm end panel in glass, fitted shower waste, Mira Agile EV shower unit in chrome, wall mounted Stelrad 600 mm x 800 mm K2 radiator, Linea towel holder with matching Linea medium shelf, Rimni toiler roll holder, H B Jackson mirror, fitted extractor fan, white PVC double glazed window with roller blind with side aspect.

Entrance Drive Private double width entrances drive providing ample parking.



Passage Way tiled passage way providing access from the double garage to the kitchen. Access from the passage way to the front and rear gardens via two new 2018 white PVC double glazed outer doors.

Double Garage

20' 3" x 20' 1" (6.17m x 6.12m) Large detached double garage with electronic remote controlled entrance door, electric power and light, fitted utility units with sink and space with plumbing for an automatic washing machine. Two windows, access via a drop down aluminium ladder leading to a large fully plastered attic room/storage space.



Front Gardens Landscaped and laid to lawn, occupying a fine corner plot with landscaped paths and secure borders.

Rear and Side Gardens The current vendors have paid over £20,000 to have the gardens professionally landscaped with stunning slate patios, an astro turfed lawn, all enclosed by high boundary walls and new timber panel fencing, affording a high level of both privacy and security.

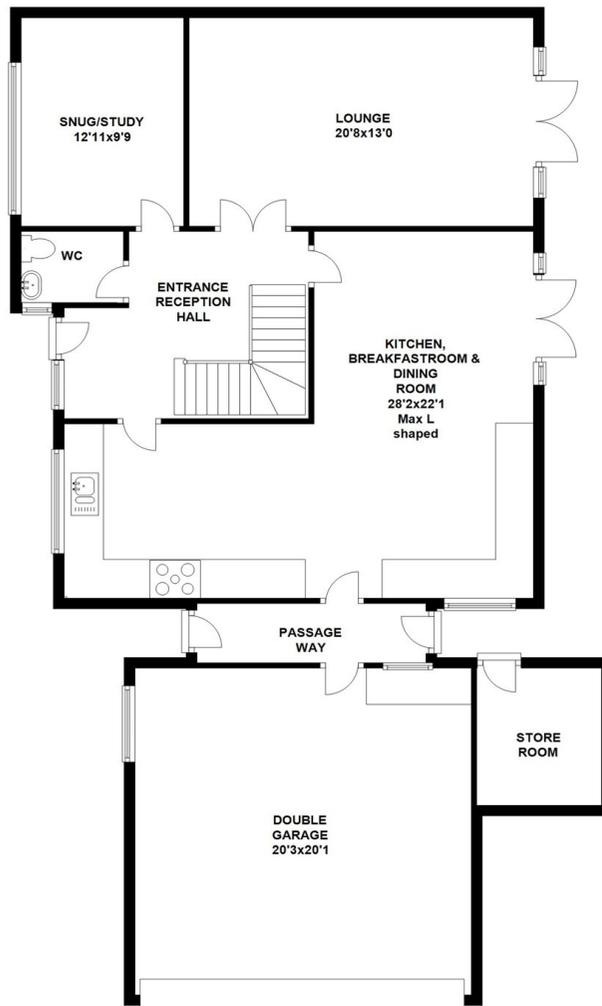
Outside Store Room

Attached secure brick and block built outside useful store room.

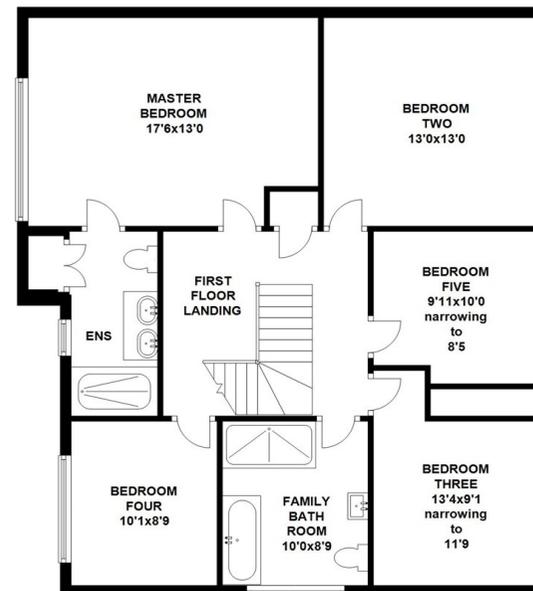




GROUND FLOOR 1594 SQUARE FEET



FIRST FLOOR 1035 SQUARE FEET



Office Address: 26 Merthyr Road, Whitchurch, Cardiff, CF14 1DH

EPC Rating: C

Property Ref: WHI301637 - 0014



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