

# 6 Pwllmelin Lane

Llandaff | Cardiff | CF5 2NQ

Detached House | Offers In Excess Of £749,950



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4 | 2 | 3 | 2

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# PROPERTY DESCRIPTION

**\*\* DESIRABLE LOCATION \*\* LARGE OPEN PLAN KITCHEN & FAMILY ROOM \*\*** An architecturally appealing, modern detached sustainable home, situated in a quiet and desirable location in the sought after area of Llandaff. Entrance hall, cloakroom, large 32ft open plan kitchen and family living space, sitting room, utility room. To the first floor there are four double bedrooms, en-suite to principle bedroom one and a separate family bathroom. A wide driveway to the front with wooden entrance gates alongside a good sized lawned front garden with a tile paved relaxation area enjoying a Southerly aspect, low maintenance rear garden. EPC Rating: C

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).**  
1,898 sq. ft.
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

Llandaff is a popular and sought after residential suburb conveniently located for schools | Llandaff Cathedral School and Howells School lie either side of the property which are two of the best schools in Wales | The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre | Excellent surgery, pharmacy and dental practices are close by, as is the University of Wales (Heath Hospital) | The Taff Trail offers parkland walks all the way to Cardiff City Centre.

## ENTRANCE HALL

Approached via a floor to ceiling wood panelled front door with window to side leading onto the entrance hallway, staircase to first floor, tiled flooring with underfloor heating.

## KITCHEN AND FAMILY ROOM

32' 5" x 20' 0" (9.89m x 6.10m) An exceptional open plan kitchen and

family living room with windows to one whole side with central patio doors. Large, light and airy family living space with ample space for family dining and seating area. The kitchen is appointed along 2 sides with a long central island in light fronts beneath worktop surface, central worktop over hang with breakfast bar area, inset sink with side drainer, monobloc mixer tap, integrated oven, 4 ring induction hob with industrial ceiling extractor vent. Further kitchen to opposite side with sliding door opening to a large storage cupboard with shelving units and central work top area. Wood burning stove, quality tiled flooring with under floor heating.

## SITTING ROOM

10' 4" x 9' 4" (3.17m x 2.86m) A further family sitting room, underfloor heating and door giving access to the rear garden area.

## UTILITY ROOM

7' 3" x 6' 9" (2.21m x 2.08 m) Appointed along one side with

plumbing for washing machine and space for tumble dryer. Window to side.

## CLOAKROOM

White suite comprising low level wc and wash hand basin.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase with spotlights along side each step of the staircase leading to the long landing area, 3 windows to rear, large airing cupboard, underfloor heating.

### BEDROOM ONE

20' 3" x 10' 5" (6.19 m x 3.18m) max A spacious principle bedroom with large double glazed picture window overlooking the entrance approach, walk in wardrobe, underfloor heating and door to ensuite.

### EN-SUITE

Modern white suite comprising low level wc, vanity wash basin



with storage below, bath with shower mixer tap, window to rear, shower cubicle with chrome twin head shower, wall tiling to splash back areas, tiled flooring.

### **BEDROOM TWO**

13' 4" x 11' 0" (4.08 m x 3.37m) A good sized second double bedroom with large double glazed picture window and door to Juliet balcony to front, underfloor heating.

### **BEDROOM THREE**

16' 6" x 10' 4" (5.03 m x 3.16m) A further double bedroom with large picture window and door to Juliet balcony to front, underfloor heating.

### **BEDROOM FOUR**

10' 3" x 10' 3" (3.14m x 3.13m) A good sized 4th double bedroom with window and door leading to the Juliet balcony overlooking the delightful lawned front garden, underfloor heating. Access to the boarded roof space via retractable ladder, it should be noted that the roof space is extremely spacious

and offers full head height. The boiler is also located in the roof space.

### **FAMILY BATHROOM**

Quality white suite comprising low level wc, vanity wash hand basin with storage below, panelled bath with shower mixer tap, shower cubicle with twin headed shower, chrome heated towel rail, wall tiling to splashback areas, tiled flooring and window to rear.

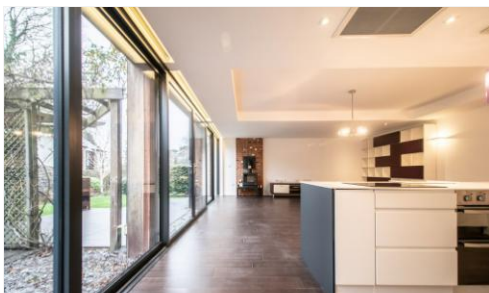
### **OUTSIDE**

#### **FRONT GARDEN**

Wide paved driveway approached via double folding wooden entrance gates leading onto an area of lawn with tile paved relaxation area and feature pergola. Plants and shrubs to borders with additional area of loose slate chippings, stone brick wall to front boundary, timber gate to side leaving to rear garden. The front garden enjoys a southerly aspect.

### **REAR GARDEN**

Wide side entrance with timber storage shed, rear low maintenance rear garden laid with mainly loose slate chippings, central railway sleeper bordered bed of plants and shrubs.



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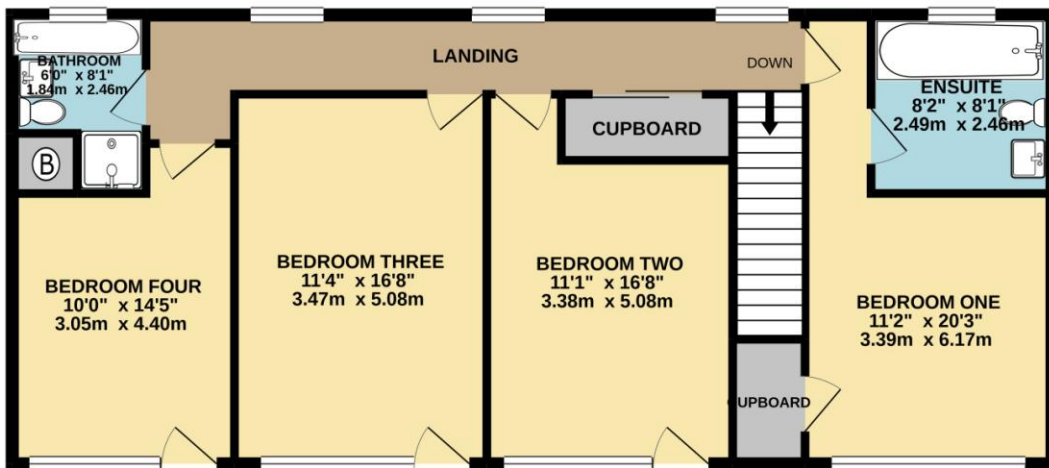


# FLOORPLANS

**GROUND FLOOR**  
949 sq.ft. (88.2 sq.m.) approx.



**1ST FLOOR**  
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 1898sq.ft. (176.3 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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